HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Vancouver and Abbotsford CMAs

Date Released: December 2016

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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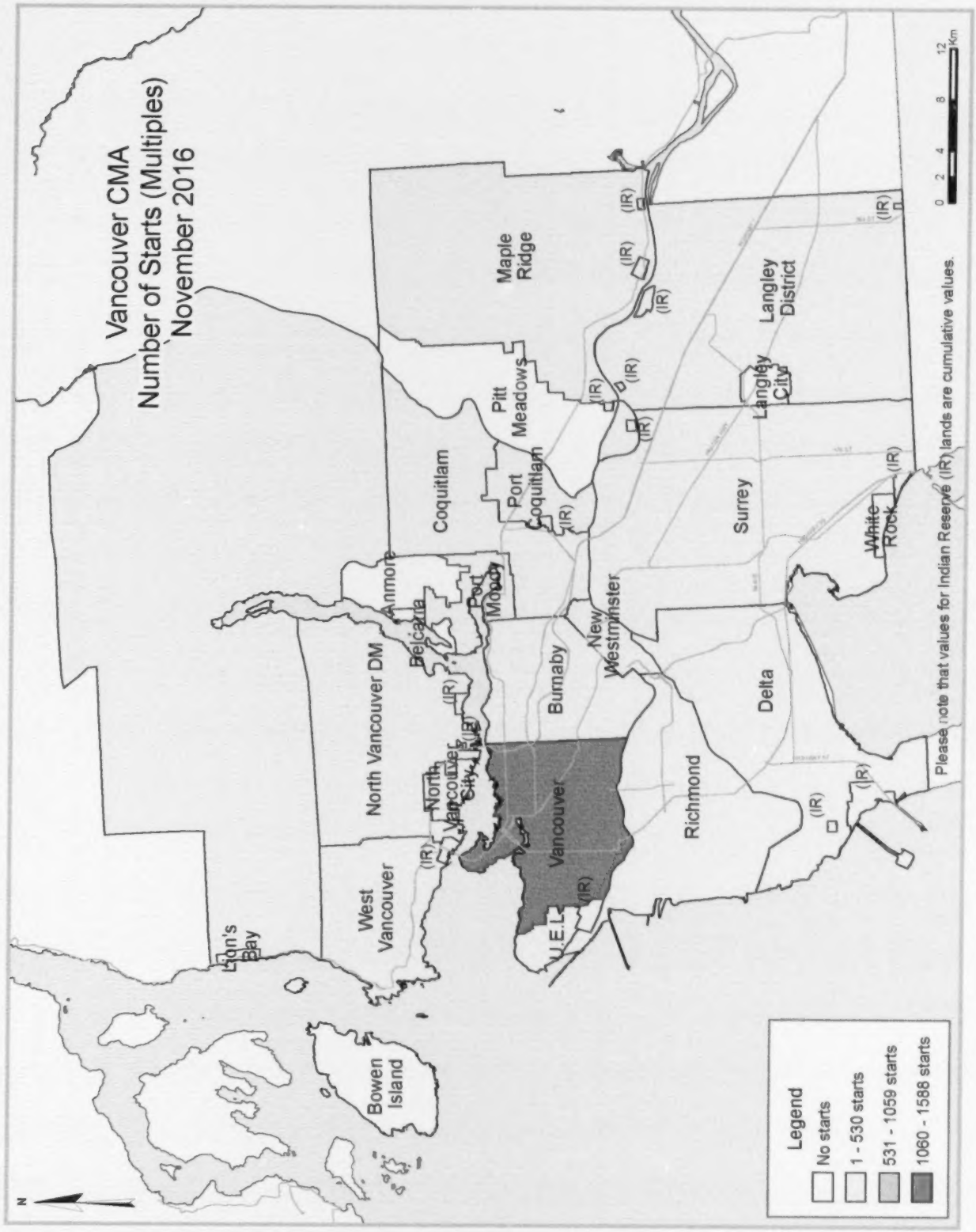
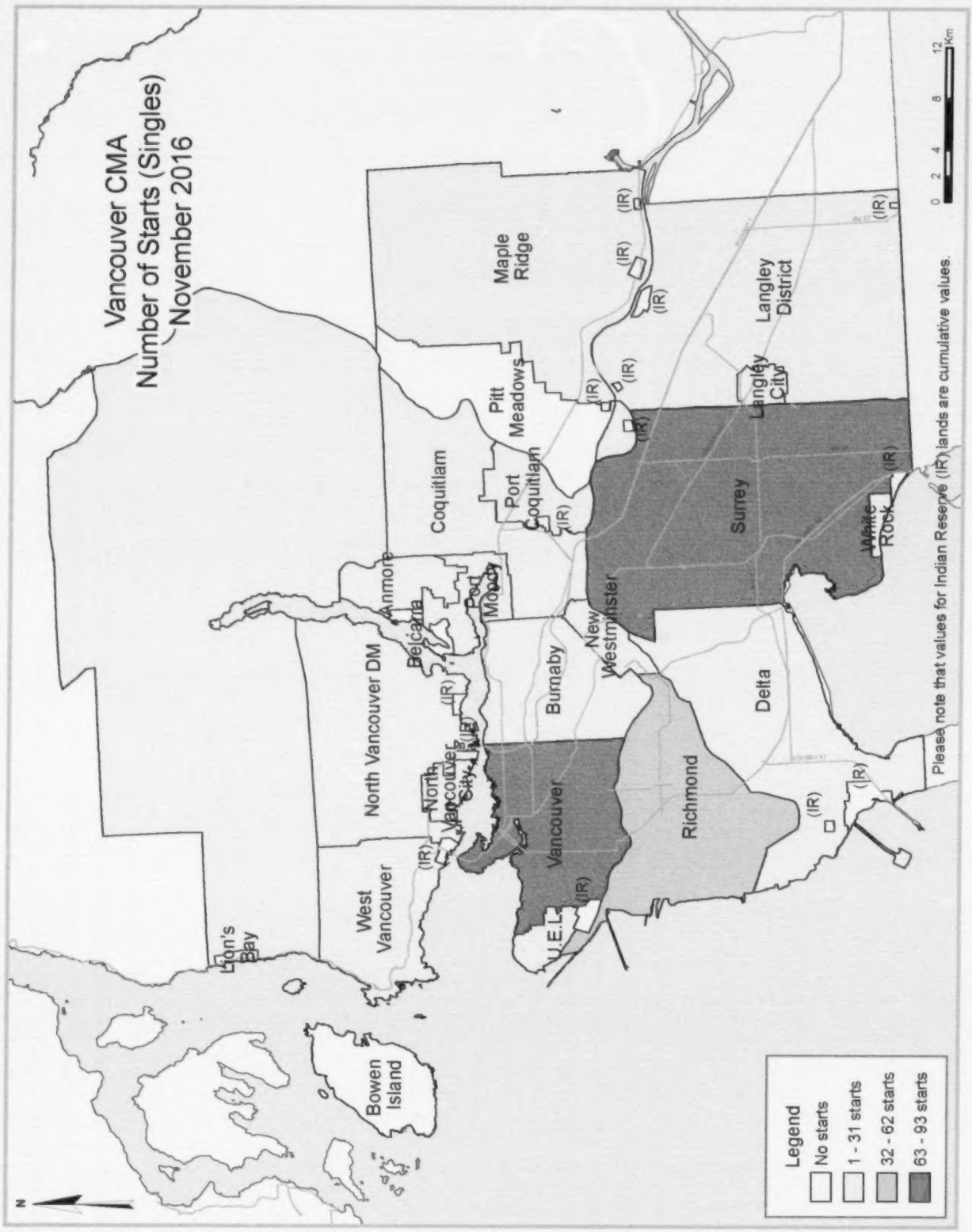
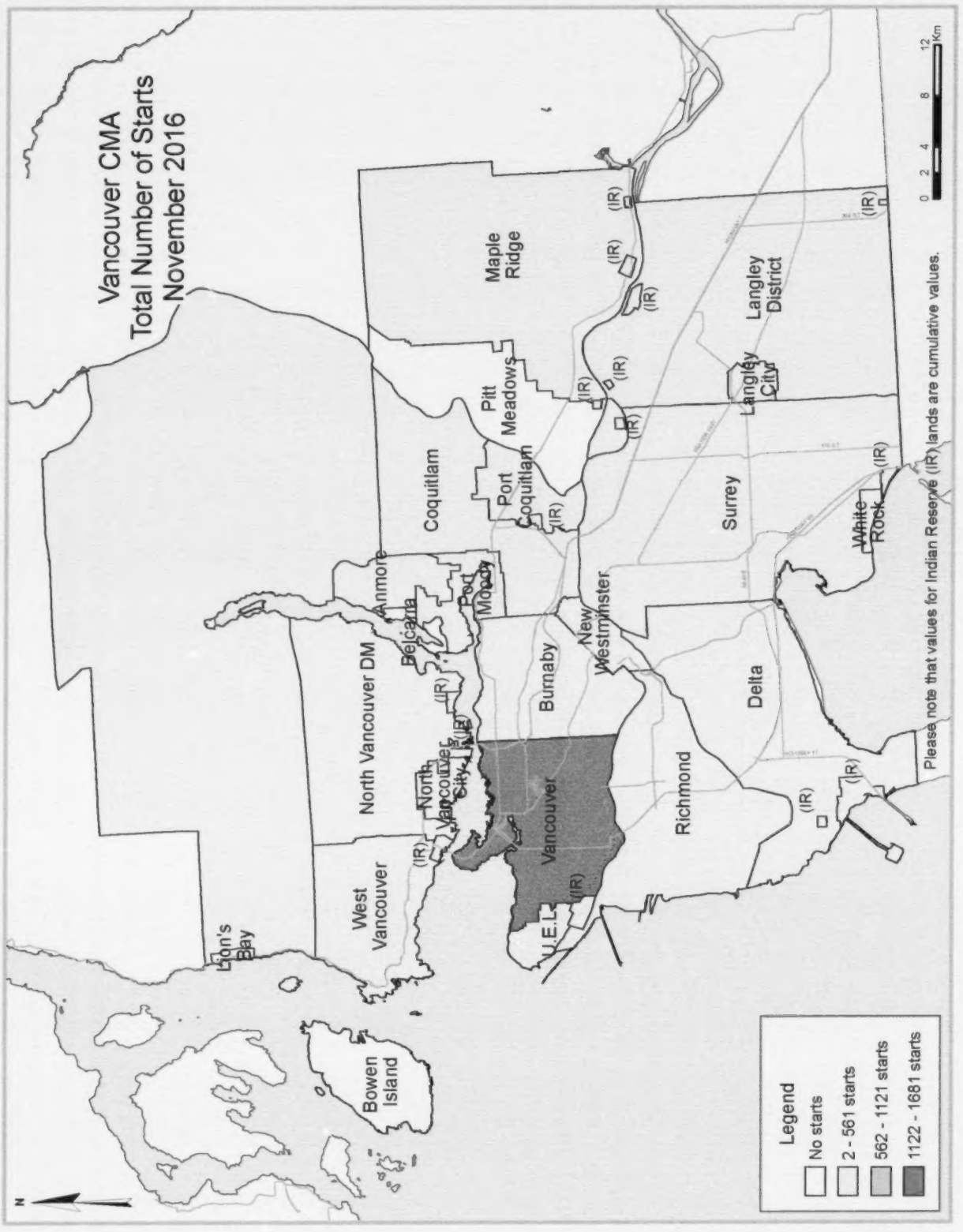
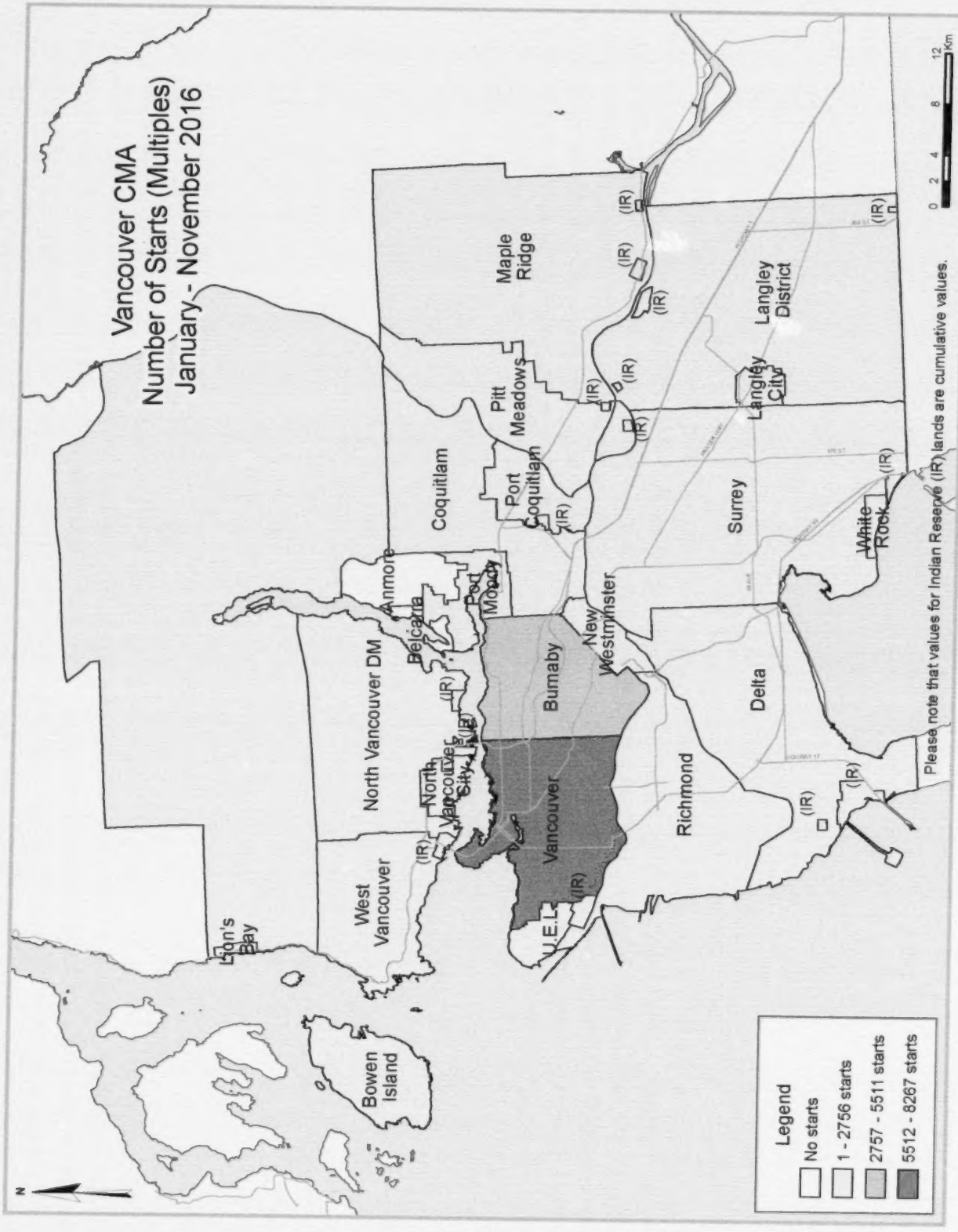
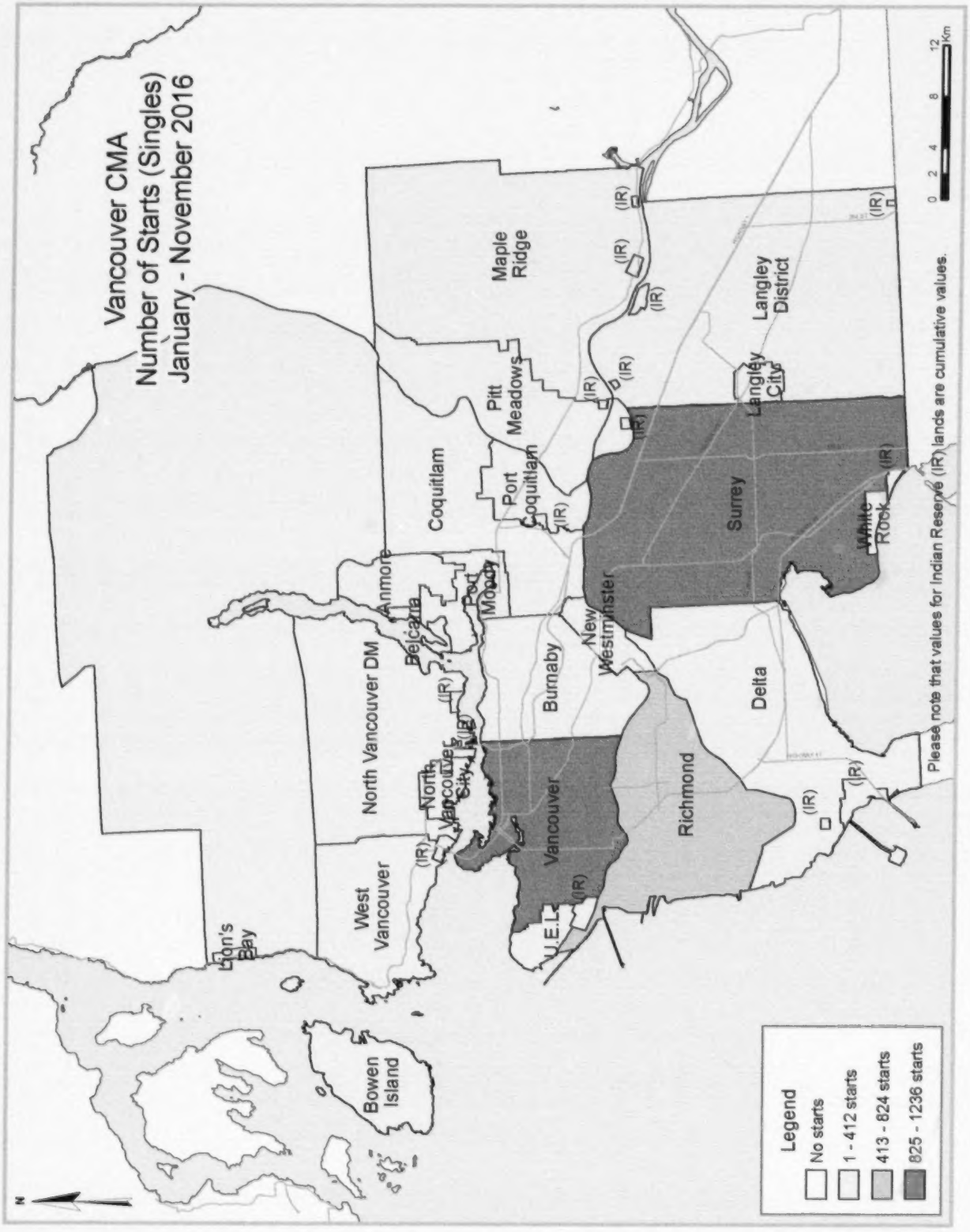
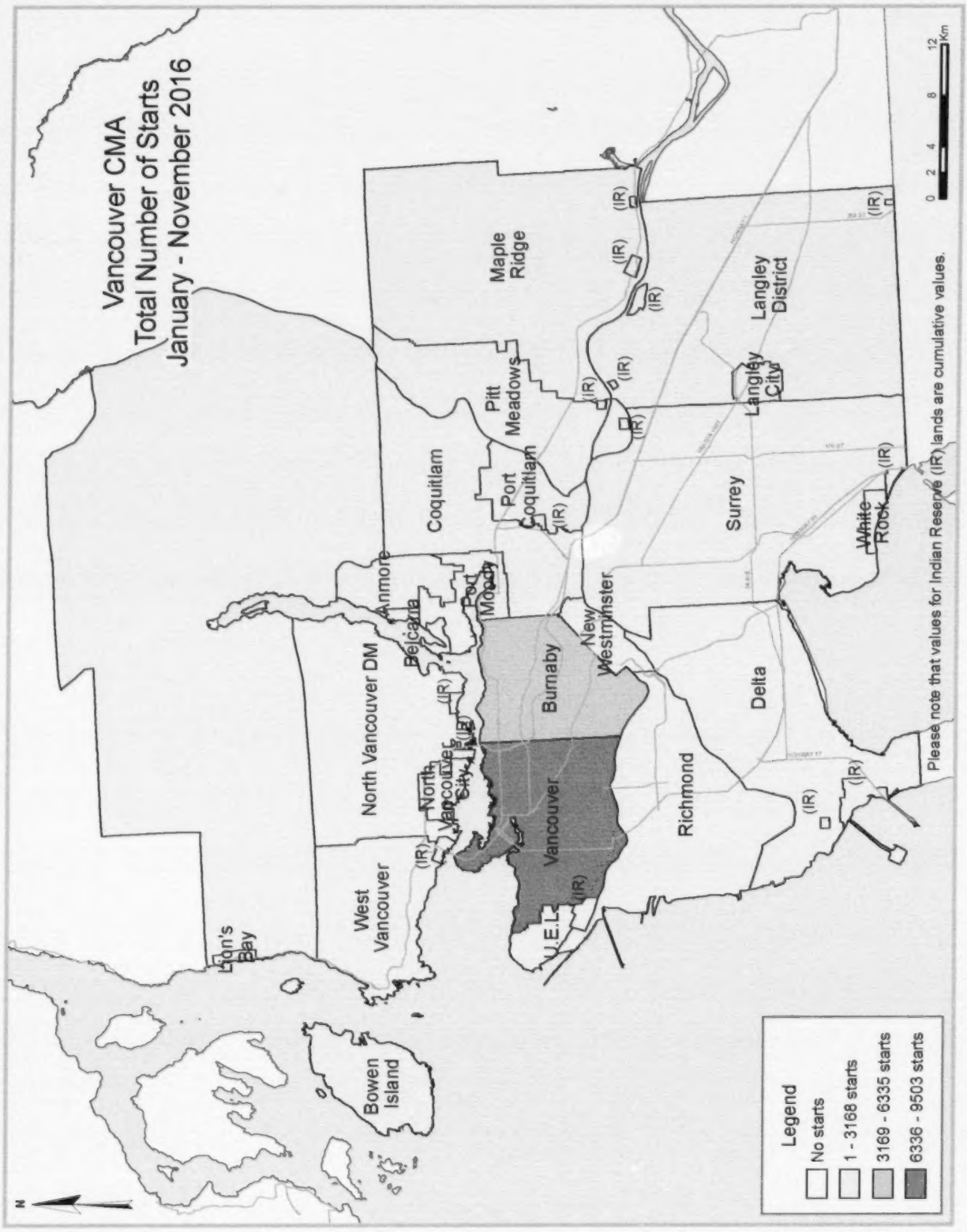

Vancouver CMA
Number of Starts (Multiples)
November 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Anmore
Belcarra
Port Moody
North Vancouver DM
North Vancouver City
North Vancouver
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
1 - 530 starts
531 - 1059 starts
1060 - 1588 starts

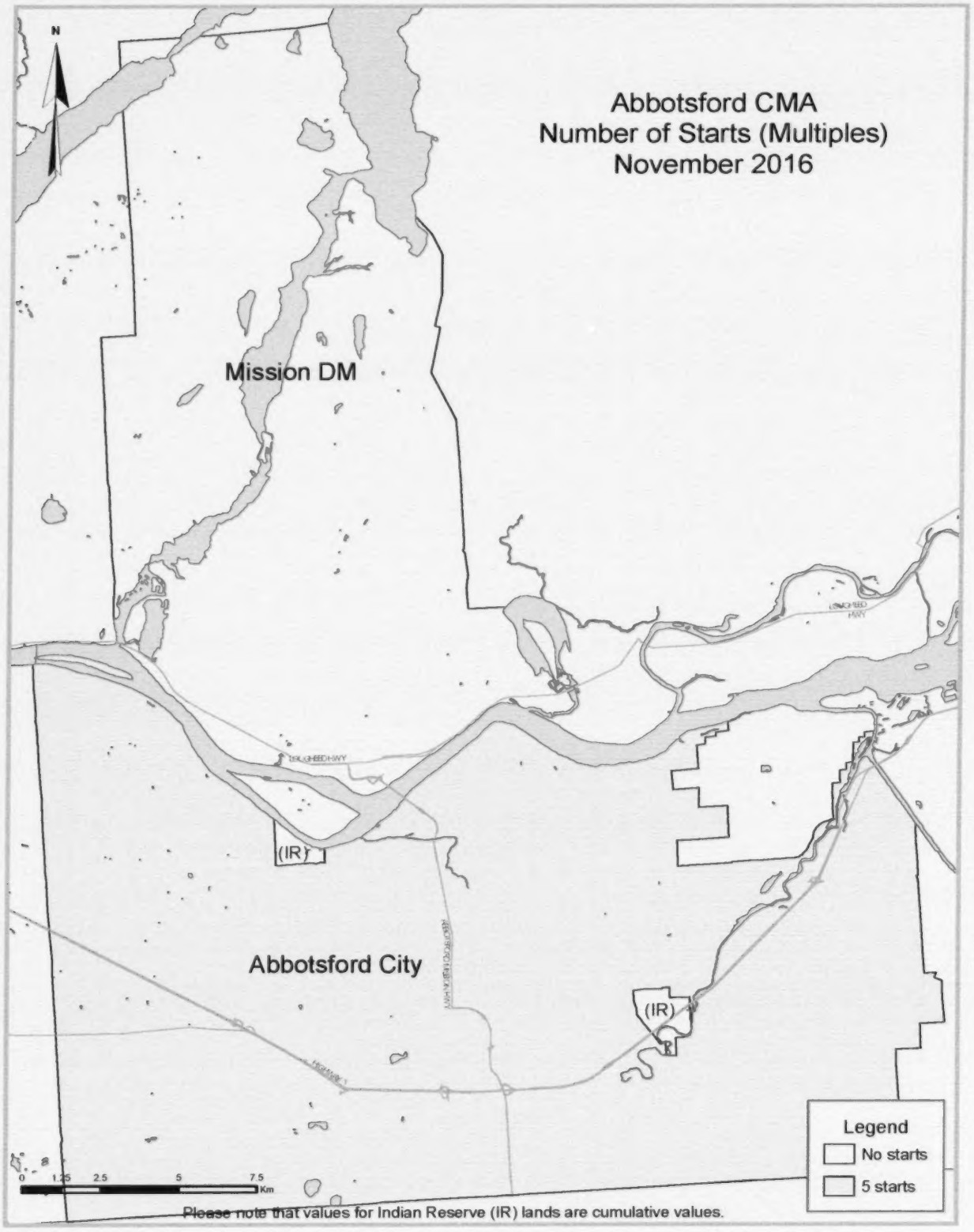

Vancouver CMA
Number of Starts (Singles)
November 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Langley District
Langley City
Surrey
White Rock
Anmore
Belcarra
Port Moody
New Westminster
Burnaby
Delta
North Vancouver DM
North Vancouver City
North Vancouver
West Vancouver
Vancouver
U.E.L.
Richmond
Lion's Bay
Bowen Island
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
1 - 31 starts
32 - 62 starts
63 - 93 starts
N
0 2 4 8 12 Km

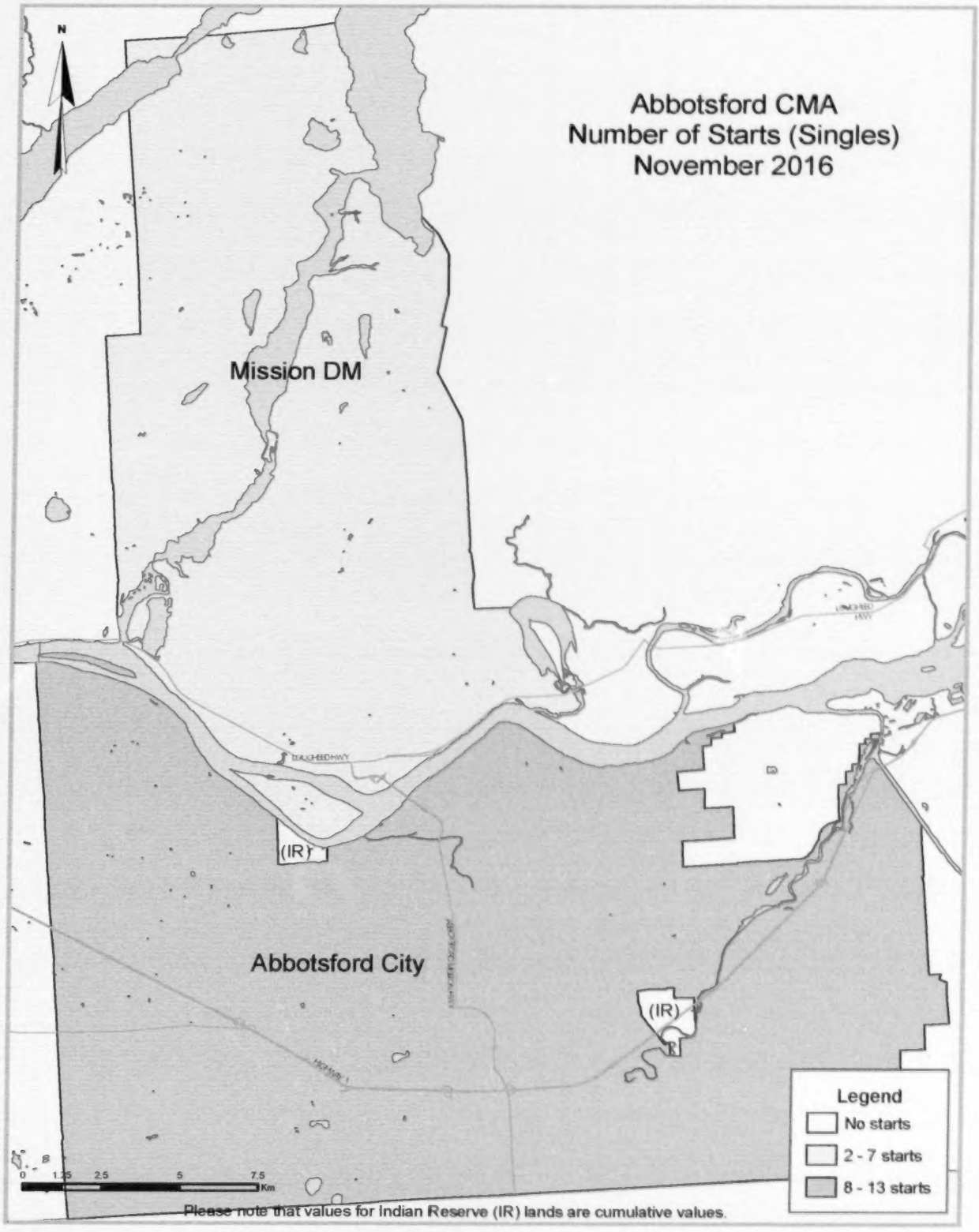

Vancouver CMA
Total Number of Starts
November 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
2 - 561 starts
562 - 1121 starts
1122 - 1681 starts
0 2 4 8 12 Km
N

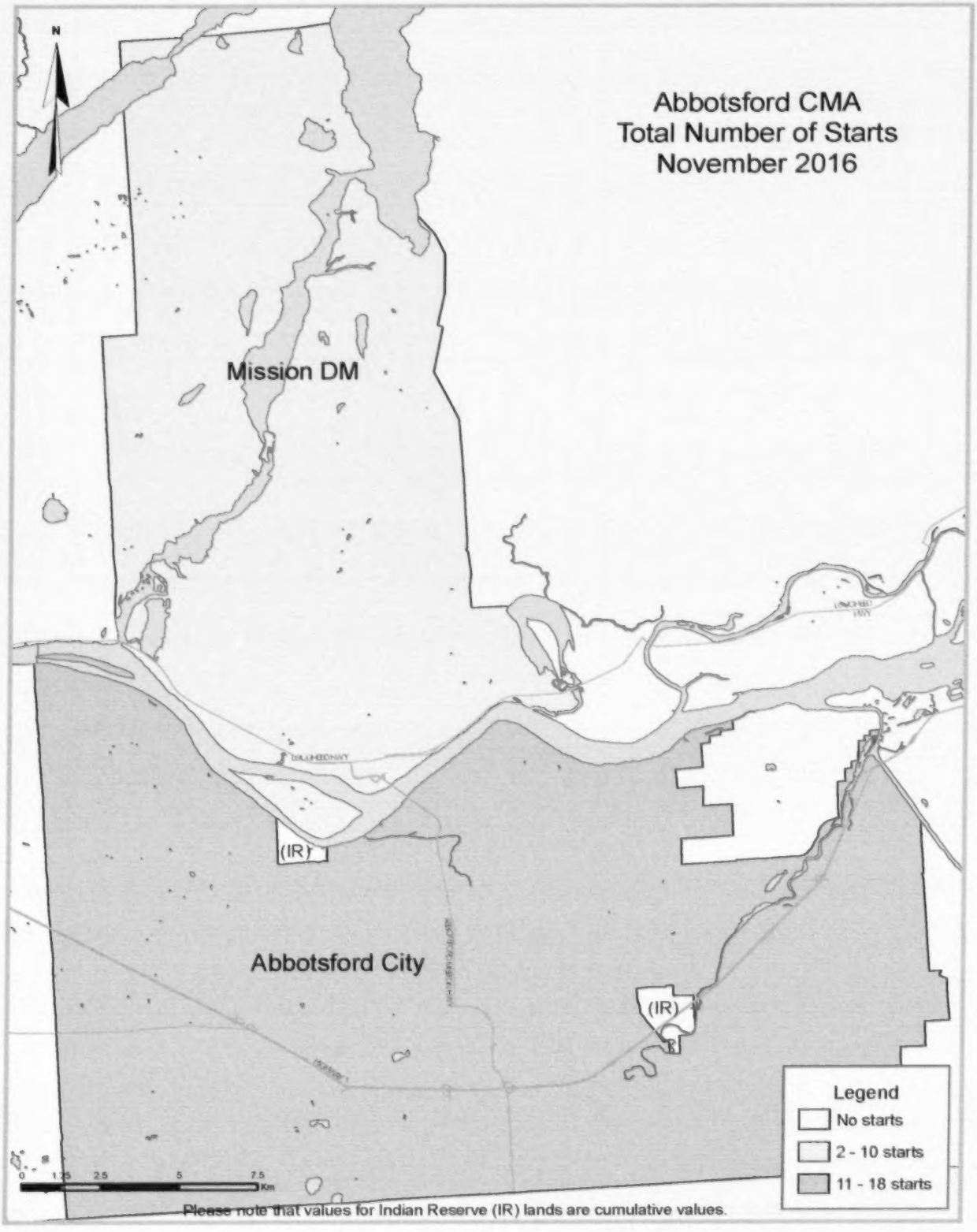

Vancouver CMA
Number of Starts (Multiples)
January - November 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Langley District
Langley City
Surrey
White Rock
Anmore
Belcarra
Port Moody
New Westminster
Burnaby
North Vancouver DM
North Vancouver City
North Vancouver
West Vancouver
Vancouver
U.E.L.
Richmond
Delta
Lion's Bay
Bowen Island
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
1 - 2756 starts
2757 - 5511 starts
5512 - 8267 starts

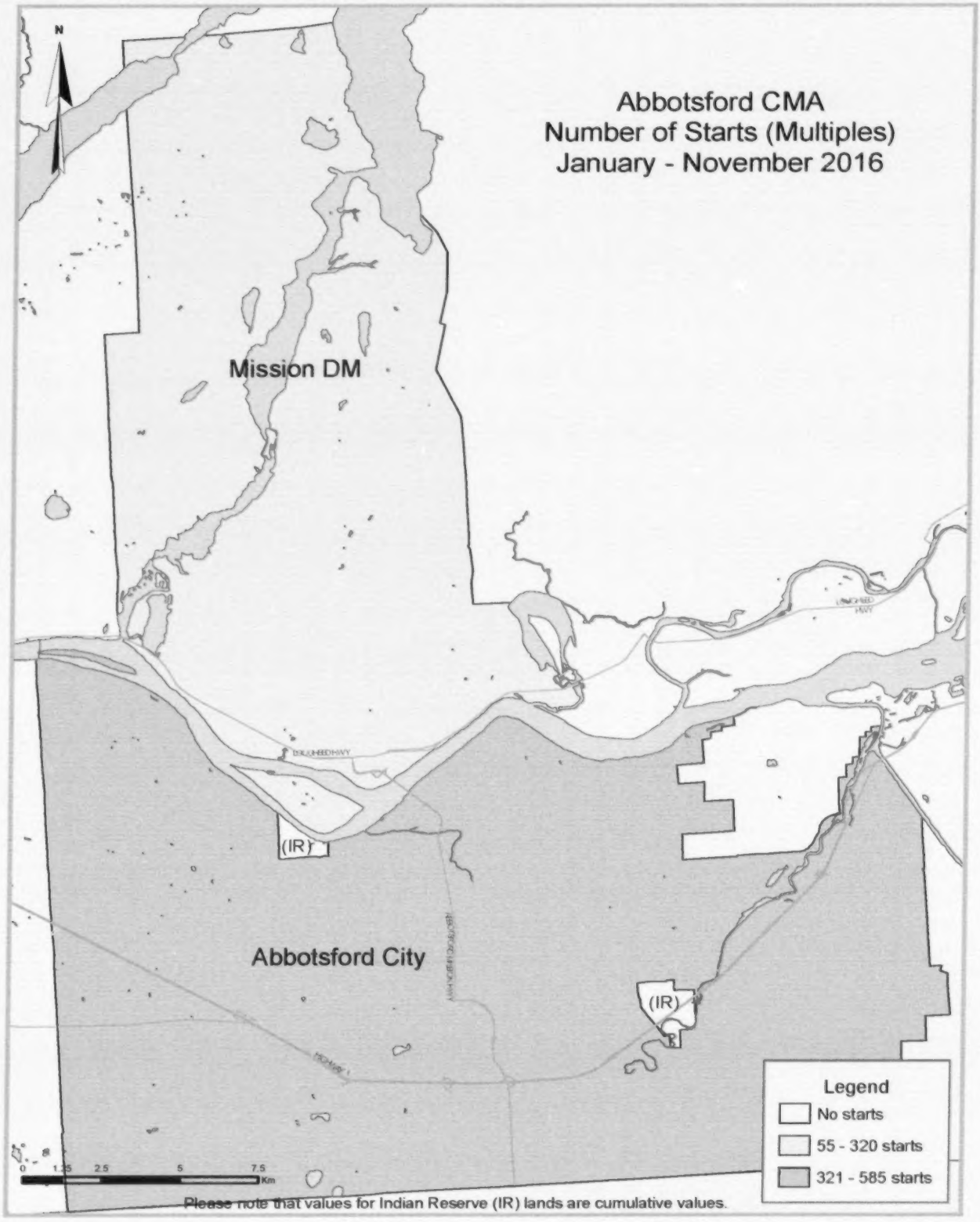

Vancouver CMA
Number of Starts (Singles)
January - November 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
1 - 412 starts
413 - 824 starts
825 - 1236 starts

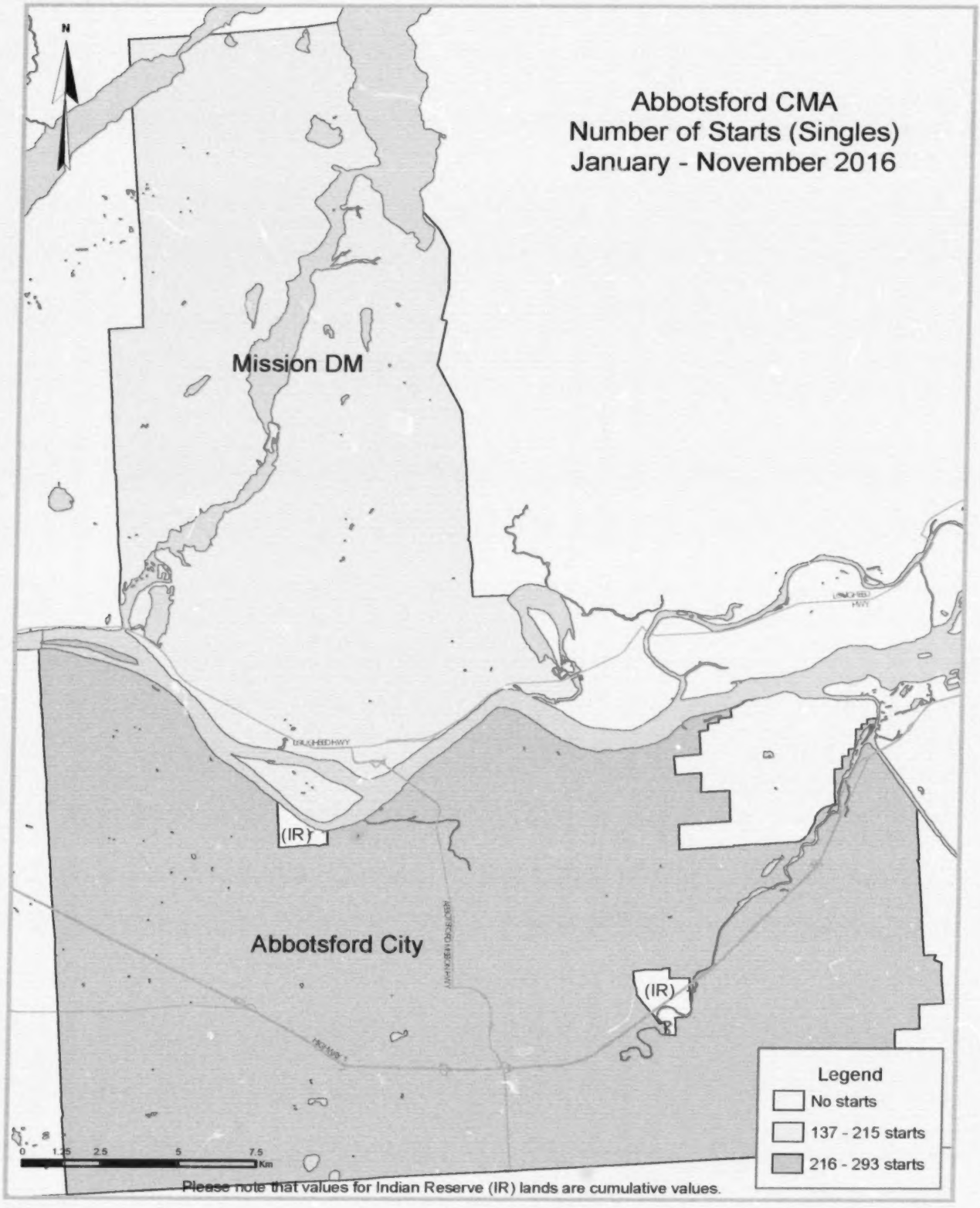

Vancouver CMA
Total Number of Starts
January - November 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
1 - 3168 starts
3169 - 6335 starts
6336 - 9503 starts

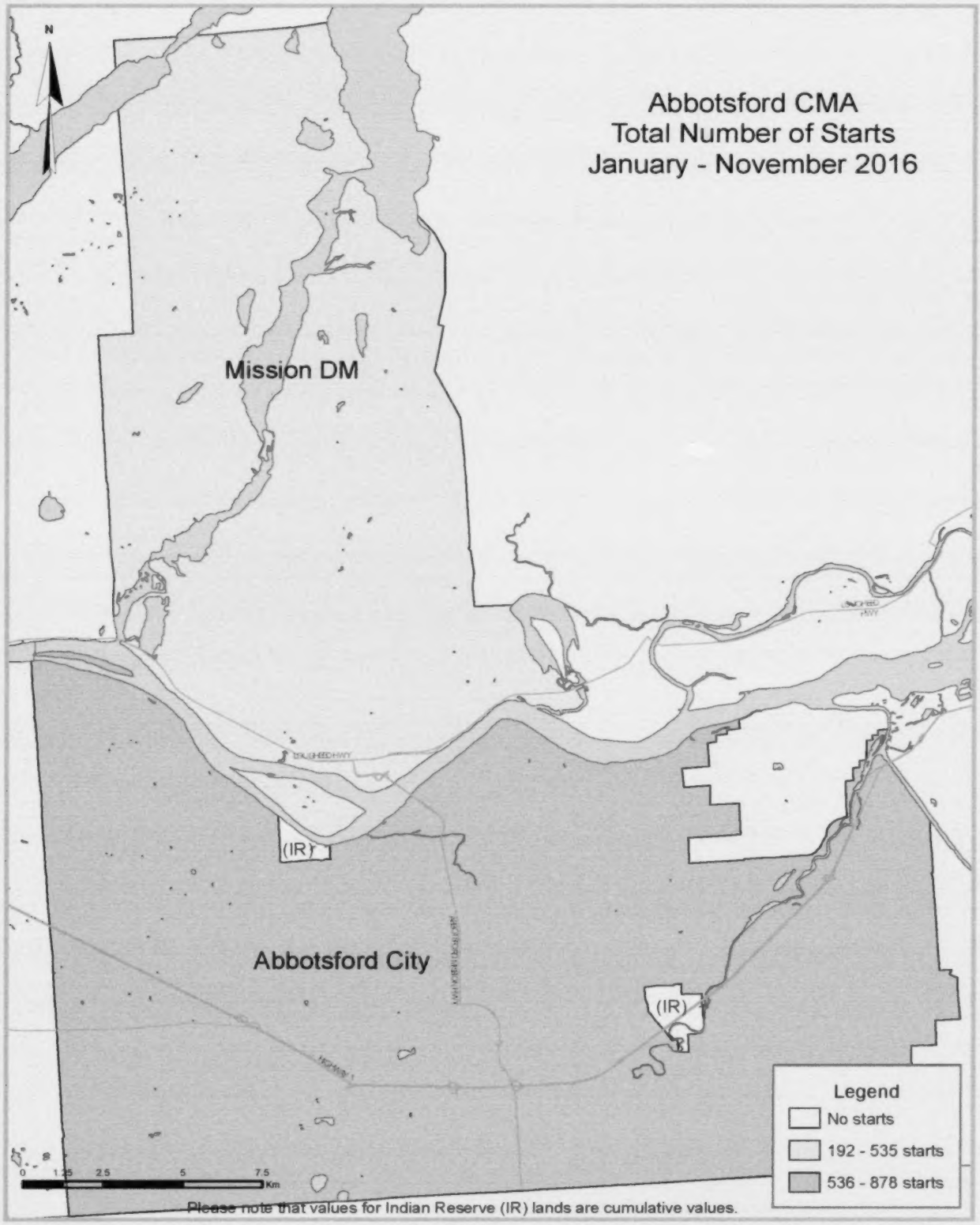

N
Abbotsford CMA
Number of Starts (Multiples)
November 2016
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
5 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
November 2016
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
2 - 7 starts
8 - 13 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Total Number of Starts
November 2016
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
2 - 10 starts
11 - 18 starts
0
1.25
2.5
5
7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Multiples)
January - November 2016
N
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
55 - 320 starts
321 - 585 starts
0 1.25 2.5 5 7.5 Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
January - November 2016
N
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
137 - 215 starts
216 - 293 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Total Number of Starts
January - November 2016
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
192 - 535 starts
536 - 878 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) November 2016		
Vancouver CMA[1]	October 2016	November 2016
Trend[2]	26,082	27,495
SAAR	11,993	31,980
	November 2015	November 2016
Actual		
November - Single-Detached	363	379
November - Multiples	1,118	2,272
November - Total	1,481	2,651
January to November - Single-Detached	4,272	4,885
January to November - Multiples	14,534	20,875
January to November - Total	18,806	25,760

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Vancouver CMA
November 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2016	318	18	3	23	267	1,214	38	734	2,651
November 2015	292	20	0	8	221	582	63	295	1,481
% Change	8.9	-10.0	n/a	187.5	20.8	108.6	-39.7	148.8	79.0
Year-to-date 2016	4,155	266	77	134	3,201	12,002	598	5,237	25,760
Year-to-date 2015	3,749	290	81	55	2,404	8,937	468	2,822	18,806
% Change	10.8	-8.3	-4.9	143.6	33.2	34.3	27.8	85.6	37.0
UNDER CONSTRUCTION									
November 2016	4,375	264	70	149	2,976	22,504	545	6,355	37,328
November 2015	3,917	280	78	38	2,324	17,240	390	3,418	27,685
% Change	11.7	-5.7	-10.3	**	28.1	30.5	39.7	85.9	34.8
COMPLETIONS									
November 2016	347	26	9	2	312	341	39	210	1,286
November 2015	319	24	3	18	247	388	42	455	1,496
% Change	8.8	8.3	200.0	-88.9	26.3	-12.1	-7.1	-53.8	-14.0
Year-to-date 2016	3,597	248	44	47	2,643	6,241	458	2,869	16,147
Year-to-date 2015	3,431	292	3	34	2,338	6,466	410	2,785	15,759
% Change	4.8	-15.1	**	38.2	13.0	-3.5	11.7	3.0	2.5
COMPLETED & NOT ABSORBED									
November 2016	835	56	4	7	156	236	n/a	n/a	1,294
November 2015	728	72	0	12	284	823	n/a	n/a	1,919
% Change	14.7	-22.2	n/a	-41.7	-45.1	-71.3	n/a	n/a	-32.6
ABSORBED									
November 2016	378	25	9	3	298	364	n/a	n/a	1,077
November 2015	297	28	3	14	262	400	n/a	n/a	1,004
% Change	27.3	-10.7	200.0	-78.6	13.7	-9.0	n/a	n/a	7.3
Year-to-date 2016	3,471	263	48	49	2,717	6,754	n/a	n/a	13,302
Year-to-date 2015	3,718	323	3	35	2,633	7,161	n/a	n/a	13,873
% Change	-6.6	-18.6	**	40.0	3.2	-5.7	n/a	n/a	-4.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
November 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
November 2016	17	4	0	0	9	0	0	12	42
November 2015	22	2	0	0	10	0	0	16	50
Delta									
November 2016	6	0	0	1	6	0	0	3	16
November 2015	8	0	0	4	0	0	0	5	17
Langley									
November 2016	23	0	0	2	43	0	2	13	83
November 2015	21	0	0	4	22	184	7	46	284
Maple Ridge / Pitt Meadows									
November 2016	11	0	0	0	5	0	0	2	18
November 2015	10	0	0	0	0	0	0	0	10
New Westminster									
November 2016	7	0	0	0	0	0	0	7	14
November 2015	2	0	0	0	0	0	0	2	4
North Vancouver									
November 2016	15	2	0	0	0	0	0	104	121
November 2015	11	0	0	0	0	0	0	3	14
Richmond									
November 2016	53	0	0	5	33	108	0	16	215
November 2015	56	0	0	0	14	0	0	141	211
Surrey									
November 2016	77	0	0	3	102	44	1	37	264
November 2015	60	2	0	0	155	64	0	35	316
Tri-Cities									
November 2016	25	4	0	1	0	64	2	14	110
November 2015	17	0	0	0	20	0	0	8	45
University Endowment Lands									
November 2016	1	0	0	0	0	0	0	36	37
November 2015	1	0	0	0	0	0	0	0	1
Vancouver City									
November 2016	54	4	0	6	69	998	33	481	1,681
November 2015	66	16	0	0	0	334	56	34	506
West Vancouver									
November 2016	19	4	0	0	0	0	0	0	23
November 2015	10	0	0	0	0	0	0	0	10
White Rock									
November 2016	10	0	0	0	0	0	0	9	19
November 2015	8	0	0	0	0	0	0	5	13
First Nations									
November 2016	0	0	3	0	0	0	0	0	3
November 2015	0	0	0	0	0	0	0	0	0
Vancouver CMA									
November 2016	318	18	3	23	267	1,214	38	734	2,651
November 2015	292	20	0	8	221	582	63	295	1,481

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
November 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
November 2016	388	66	0	0	148	4,099	0	319	5,020
November 2015	349	82	0	0	61	2,470	0	243	3,205
Delta									
November 2016	113	0	0	17	111	442	1	69	753
November 2015	115	4	0	4	26	465	0	143	757
Langley									
November 2016	266	14	8	60	490	503	2	165	1,508
November 2015	166	8	5	15	265	538	7	200	1,204
Maple Ridge / Pitt Meadows									
November 2016	227	2	9	0	233	87	4	21	583
November 2015	219	14	0	0	198	87	1	8	527
New Westminster									
November 2016	85	6	0	0	127	529	0	1,260	2,007
November 2015	59	4	0	0	37	818	0	26	944
North Vancouver									
November 2016	207	22	0	0	48	1,538	13	321	2,149
November 2015	181	10	0	0	118	700	4	379	1,392
Richmond									
November 2016	525	6	0	26	342	3,113	4	399	4,415
November 2015	468	4	9	14	248	2,869	8	365	3,985
Surrey									
November 2016	895	18	3	4	1,135	1,854	5	438	4,352
November 2015	845	8	3	1	934	2,144	5	505	4,445
Tri-Cities									
November 2016	265	26	13	10	123	1,835	13	189	2,474
November 2015	221	6	0	0	309	1,157	4	138	1,835
University Endowment Lands									
November 2016	14	0	0	0	0	214	0	36	264
November 2015	17	0	0	0	11	449	0	0	477
Vancouver City									
November 2016	975	96	30	22	205	8,064	502	3,091	13,075
November 2015	928	136	57	2	94	5,520	359	1,359	8,455
West Vancouver									
November 2016	298	8	0	1	14	77	1	0	399
November 2015	218	0	0	2	23	20	1	0	264
White Rock									
November 2016	67	0	4	0	0	149	0	44	264
November 2015	78	4	4	0	0	3	0	50	139
First Nations									
November 2016	1	0	3	0	0	0	0	0	4
November 2015	0	0	0	0	0	0	0	0	0
Vancouver CMA									
November 2016	4,375	264	70	149	2,976	22,504	545	6,355	37,328
November 2015	3,917	280	78	38	2,324	17,240	390	3,418	27,685

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
November 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
November 2016	27	4	0	0	29	0	0	24	84
November 2015	15	6	0	0	0	8	0	9	38
Delta									
November 2016	3	0	0	0	44	0	0	1	48
November 2015	11	0	0	0	5	0	0	8	24
Langley									
November 2016	22	0	9	1	61	0	2	4	99
November 2015	22	2	0	0	61	67	1	12	165
Maple Ridge / Pitt Meadows									
November 2016	49	0	0	0	0	0	0	8	57
November 2015	30	2	0	0	4	23	0	0	59
New Westminster									
November 2016	13	4	0	0	0	0	0	10	27
November 2015	4	0	0	0	0	0	0	0	4
North Vancouver									
November 2016	8	4	0	0	0	60	0	7	79
November 2015	7	0	0	0	13	0	3	2	25
Richmond									
November 2016	48	0	0	0	26	0	0	13	87
November 2015	27	0	0	2	53	0	0	7	89
Surrey									
November 2016	80	0	0	0	89	0	0	40	209
November 2015	86	0	0	15	51	0	1	48	201
Tri-Cities									
November 2016	34	0	0	0	39	0	1	21	95
November 2015	30	0	3	1	55	195	0	20	304
University Endowment Lands									
November 2016	0	0	0	0	0	0	0	0	0
November 2015	1	0	0	0	0	0	0	0	1
Vancouver City									
November 2016	46	14	0	0	24	281	36	80	481
November 2015	75	14	0	0	5	95	37	346	572
West Vancouver									
November 2016	0	0	0	0	0	0	0	0	0
November 2015	7	0	0	0	0	0	0	0	7
White Rock									
November 2016	4	0	0	0	0	0	0	2	6
November 2015	4	0	0	0	0	0	0	3	7
First Nations									
November 2016	0	0	0	0	0	0	0	0	0
November 2015	0	0	0	0	0	0	0	0	0
Vancouver CMA									
November 2016	347	26	9	2	312	341	39	210	1,286
November 2015	319	24	3	18	247	388	42	455	1,496

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
November 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
November 2016	79	18	0	0	2	1	n/a	n/a	100
November 2015	52	22	0	0	0	37	n/a	n/a	111
Delta									
November 2016	12	0	0	0	4	0	n/a	n/a	16
November 2015	9	0	0	0	3	0	n/a	n/a	12
Langley									
November 2016	11	0	4	0	16	0	n/a	n/a	31
November 2015	21	0	0	2	26	60	n/a	n/a	109
Maple Ridge / Pitt Meadows									
November 2016	56	0	0	0	39	73	n/a	n/a	168
November 2015	46	4	0	0	41	183	n/a	n/a	274
New Westminster									
November 2016	7	4	0	0	7	27	n/a	n/a	45
November 2015	5	0	0	0	9	0	n/a	n/a	14
North Vancouver									
November 2016	35	2	0	0	8	86	n/a	n/a	131
November 2015	24	0	0	0	23	119	n/a	n/a	166
Richmond									
November 2016	214	1	0	2	11	7	n/a	n/a	235
November 2015	110	3	0	1	34	88	n/a	n/a	236
Surrey									
November 2016	82	0	0	1	44	2	n/a	n/a	129
November 2015	81	0	0	8	101	181	n/a	n/a	371
Tri-Cities									
November 2016	67	1	0	0	13	32	n/a	n/a	113
November 2015	59	0	0	0	18	69	n/a	n/a	146
University Endowment Lands									
November 2016	1	0	0	0	0	0	n/a	n/a	1
November 2015	1	0	0	0	0	7	n/a	n/a	8
Vancouver City									
November 2016	230	30	0	1	12	5	n/a	n/a	278
November 2015	268	42	0	1	20	68	n/a	n/a	399
West Vancouver									
November 2016	22	0	0	0	0	0	n/a	n/a	22
November 2015	31	0	0	0	8	1	n/a	n/a	40
White Rock									
November 2016	16	0	0	0	0	3	n/a	n/a	19
November 2015	18	1	0	0	1	10	n/a	n/a	30
First Nations									
November 2016	0	0	0	0	0	0	n/a	n/a	0
November 2015	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
November 2016	835	56	4	7	156	236	n/a	n/a	1,294
November 2015	728	72	0	12	284	823	n/a	n/a	1,919

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
November 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
November 2016	30	8	0	0	29	1	n/a	n/a	68
November 2015	18	10	0	0	1	13	n/a	n/a	42
Delta									
November 2016	9	0	0	0	40	0	n/a	n/a	49
November 2015	10	0	0	0	2	0	n/a	n/a	12
Langley									
November 2016	22	0	9	2	52	0	n/a	n/a	85
November 2015	23	2	0	0	62	30	n/a	n/a	117
Maple Ridge / Pitt Meadows									
November 2016	36	0	0	0	0	0	n/a	n/a	36
November 2015	21	0	0	0	4	30	n/a	n/a	55
New Westminster									
November 2016	13	2	0	0	0	3	n/a	n/a	18
November 2015	3	0	0	0	23	1	n/a	n/a	27
North Vancouver									
November 2016	5	2	0	0	0	60	n/a	n/a	67
November 2015	18	0	0	0	17	16	n/a	n/a	51
Richmond									
November 2016	31	0	0	0	28	1	n/a	n/a	60
November 2015	18	0	0	2	34	9	n/a	n/a	63
Surrey									
November 2016	78	0	0	0	82	2	n/a	n/a	162
November 2015	87	0	0	10	62	13	n/a	n/a	172
Tri-Cities									
November 2016	48	0	0	0	45	1	n/a	n/a	94
November 2015	28	0	3	2	48	182	n/a	n/a	263
University Endowment Lands									
November 2016	0	0	0	0	0	0	n/a	n/a	0
November 2015	1	0	0	0	0	1	n/a	n/a	2
Vancouver City									
November 2016	95	13	0	1	22	296	n/a	n/a	427
November 2015	55	16	0	0	8	100	n/a	n/a	179
West Vancouver									
November 2016	0	0	0	0	0	0	n/a	n/a	0
November 2015	10	0	0	0	1	0	n/a	n/a	11
White Rock									
November 2016	1	0	0	0	0	0	n/a	n/a	1
November 2015	5	0	0	0	0	5	n/a	n/a	10
First Nations									
November 2016	0	0	0	0	0	0	n/a	n/a	0
November 2015	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
November 2016	378	25	9	3	298	364	n/a	n/a	1,077
November 2015	297	28	3	14	262	400	n/a	n/a	1,004

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Vancouver CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	4,031	308	115	66	2,632	9,901	525	3,285	20,863
% Change	2.8	-6.1	8.5	**	-7.8	14.3	18.5	15.5	8.6
2014	3,920	328	106	21	2,855	8,666	443	2,843	19,212
% Change	13.5	-10.9	**	-32.3	14.6	-5.7	-15.9	8.4	2.8
2013	3,454	368	18	31	2,491	9,185	527	2,622	18,696
% Change	17.4	12.2	-99.2	-8.8	1.9	-4.5	30.4	**	-1.7
2012	2,943	328	2,384	34	2,445	9,616	404	873	19,027
% Change	-11.8	27.1	6.3	-5.6	-20.2	34.0	28.7	-39.4	6.5
2011	3,336	258	2,242	36	3,063	7,177	314	1,441	17,867
% Change	-22.2	-1.5	70.5	-7.7	24.2	23.9	51.7	70.1	17.4
2010	4,287	262	1,315	39	2,467	5,793	207	847	15,217
% Change	48.4	48.9	98.3	129.4	38.0	146.0	**	102.6	82.5
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
November 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	% Change
Anmore	5	0	0	0	0	0	0	0	5	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	6	8	4	0	0	0	4	4	14	12	16.7
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	1	4	0	0	9	10	1	3	11	17	-35.3
Burnaby - Central Park	0	1	0	0	0	0	0	1	0	2	-100.0
Burnaby - Remainder	10	9	0	2	0	0	7	8	17	19	-10.5
Burnaby Total	17	22	4	2	9	10	12	16	42	50	-16.0
Coquitlam	22	17	4	4	0	16	13	8	39	45	-13.3
Delta - Tsawwassen	1	5	0	0	0	0	0	0	1	5	-80.0
Delta - Ladner	2	1	0	0	6	0	0	0	8	1	**
Delta - North	4	6	0	0	0	0	3	5	7	11	-36.4
Delta	7	12	0	0	6	0	3	5	16	17	-5.9
Langley City	2	0	0	0	0	0	0	127	2	127	-98.4
Langley District	25	32	0	0	43	22	13	103	81	157	-48.4
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	11	10	0	0	5	0	2	0	18	10	80.0
New Westminster	7	2	0	0	0	0	7	2	14	4	**
North Vancouver City	5	1	2	0	0	0	98	1	105	2	**
North Vancouver DM	10	10	0	0	0	0	6	2	16	12	33.3
Pitt Meadows	0	0	0	0	0	0	0	0	0	0	n/a
Port Coquitlam	1	0	0	0	0	0	64	0	65	0	n/a
Port Moody	5	0	0	0	0	0	1	0	6	0	n/a
Richmond	58	56	12	0	21	14	124	141	215	211	1.9
Surrey - South	35	18	0	2	65	43	53	4	153	67	128.4
Surrey - Cloverdale	13	9	0	0	5	11	7	71	25	91	-72.5
Surrey - North	20	19	0	0	32	60	13	11	65	90	-27.8
Surrey - Guildford	2	1	0	0	0	39	2	1	4	41	-90.2
Surrey - Whalley	11	13	0	2	0	0	6	12	17	27	-37.0
Surrey Total	81	60	0	4	102	153	81	99	264	316	-16.5
University Endowment Lands	1	1	0	0	0	0	36	0	37	1	**
Vancouver - West End	0	0	0	0	0	0	85	0	85	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	0	0	0	0	0	0	23	0	23	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	120	177	120	177	-32.2
Vancouver - Granville/Oak	1	0	0	0	0	0	0	46	1	46	-97.8
Vancouver - Kerrisdale	3	6	0	0	0	0	0	1	3	7	-57.1
Vancouver - Marpole	12	5	0	2	0	0	175	0	187	7	**
Vancouver - Eastside	50	83	6	12	36	0	704	43	796	138	**
Vancouver - Mt. Pleasant	0	0	0	2	15	0	115	0	130	2	**
Vancouver - Strath/Grand	1	0	0	0	0	0	228	0	229	0	n/a
Vancouver - Westside	26	28	0	0	16	0	65	101	107	129	-17.1
Vancouver Total	93	122	6	16	67	0	1,515	368	1,681	506	**
West Vancouver	19	10	4	0	0	0	0	0	23	10	130.0
White Rock	10	8	0	0	0	0	9	5	19	13	46.2
First Nations	0	0	0	0	3	0	0	0	3	0	n/a
Vancouver CMA	379	363	32	26	256	215	1,984	877	2,651	1,481	79.0

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Anmore	24	8	0	0	0	0	0	0	24	8	200.0
Belcarra	1	0	0	0	0	0	0	0	1	0	n/a
Bowen Island	21	17	0	0	0	0	1	0	22	17	29.4
Burnaby - Mountain	0	1	0	0	0	0	75	159	75	160	-53.1
Burnaby - North	91	76	8	2	0	25	867	113	966	216	**
Burnaby - Lougheed Mall	3	3	0	0	0	0	151	3	154	6	**
Burnaby - South & East	35	29	12	26	17	10	32	24	96	89	7.9
Burnaby - Central Park	21	30	6	8	0	0	1,351	1,016	1,378	1,054	30.7
Burnaby - Remainder	173	159	48	54	68	0	432	126	721	339	112.7
Burnaby Total	323	298	74	90	85	35	2,908	1,441	3,390	1,864	81.9
Coquitlam	327	229	54	64	34	96	1,180	326	1,595	715	123.1
Delta - Tsawwassen	51	32	0	2	0	0	106	37	157	71	121.1
Delta - Ladner	19	21	2	0	153	15	3	37	177	73	142.5
Delta - North	61	75	0	2	0	0	47	385	108	462	-76.6
Delta	131	128	2	4	153	15	156	459	442	606	-27.1
Langley City	6	8	0	0	14	0	8	127	28	135	-79.3
Langley District	371	239	26	20	644	415	201	444	1,242	1,118	11.1
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	387	310	16	18	267	132	63	55	733	515	42.3
New Westminster	68	50	6	2	127	15	1,026	440	1,227	507	142.0
North Vancouver City	63	34	24	6	15	0	765	782	867	822	5.5
North Vancouver DM	135	136	0	0	15	39	666	139	816	314	159.9
Pitt Meadows	16	11	2	2	0	36	0	0	18	49	-63.3
Port Coquitlam	32	24	6	2	33	160	143	271	214	457	-53.2
Port Moody	29	12	0	0	7	14	4	0	40	26	53.8
Richmond	444	441	34	28	260	193	1,303	1,590	2,041	2,252	-9.4
Surrey - South	362	283	22	26	585	376	210	200	1,179	885	33.2
Surrey - Cloverdale	97	126	2	4	73	97	110	142	282	369	-23.6
Surrey - North	407	386	20	22	540	386	237	348	1,204	1,142	5.4
Surrey - Guildford	13	16	0	0	52	156	11	10	76	182	-58.2
Surrey - Whalley	121	139	2	2	27	3	166	1,629	316	1,773	-82.2
Surrey Total	1,000	950	46	54	1,277	1,018	734	2,329	3,057	4,351	-29.7
University Endowment Lands	2	5	0	0	0	11	36	449	38	465	-91.8
Vancouver - West End	0	0	0	0	0	0	296	0	296	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	1,723	482	1,723	482	**
Vancouver - Kitsilano	3	4	2	2	0	0	74	2	79	8	**
Vancouver - False Creek	0	1	0	0	0	0	606	177	606	178	**
Vancouver - Granville/Oak	6	7	2	0	8	0	137	266	153	273	-44.0
Vancouver - Kerrisdale	46	47	0	0	0	0	49	43	95	90	5.6
Vancouver - Marpole	66	54	6	8	0	5	574	20	646	87	**
Vancouver - Eastside	825	728	56	90	105	18	2,597	1,242	3,583	2,078	72.4
Vancouver - Mt. Pleasant	3	2	24	32	23	3	759	251	809	288	180.9
Vancouver - Strath/Grand	16	9	4	18	0	5	642	195	662	227	191.6
Vancouver - Westside	271	324	2	4	52	31	526	243	851	602	41.4
Vancouver Total	1,236	1,176	96	154	188	62	7,983	2,921	9,503	4,313	120.3
West Vancouver	185	139	8	2	0	23	57	8	250	172	45.3
White Rock	51	57	0	4	0	4	125	35	176	100	76.0
First Nations	33	0	0	0	3	0	0	0	36	0	n/a
Vancouver CMA	4,885	4,272	394	450	3,122	2,268	17,359	11,816	25,760	18,806	37.0

Source: CMHC (Starts and Completions Survey)

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Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	4	4
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	9	10	0	0	0	0	1	3
Burnaby - Central Park	0	0	0	0	0	0	0	1
Burnaby - Remainder	0	0	0	0	0	0	7	8
Burnaby Total	9	10	0	0	0	0	12	16
Coquitlam	0	16	0	0	0	0	13	8
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	6	0	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	3	5
Delta	6	0	0	0	0	0	3	5
Langley City	0	0	0	0	0	90	0	37
Langley District	43	22	0	0	0	94	13	9
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	5	0	0	0	0	0	2	0
New Westminster	0	0	0	0	0	0	7	2
North Vancouver City	0	0	0	0	0	0	98	1
North Vancouver DM	0	0	0	0	0	0	6	2
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	64	0	0	0
Port Moody	0	0	0	0	0	0	1	0
Richmond	21	14	0	0	108	0	16	141
Surrey - South	65	43	0	0	44	0	9	4
Surrey - Cloverdale	5	11	0	0	0	64	7	7
Surrey - North	32	60	0	0	0	0	13	11
Surrey - Guildford	0	39	0	0	0	0	2	1
Surrey - Whalley	0	0	0	0	0	0	6	12
Surrey Total	102	153	0	0	44	64	37	35
University Endowment Lands	0	0	0	0	0	0	36	0
Vancouver - West End	0	0	0	0	85	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	23	0	0	0
Vancouver - False Creek	0	0	0	0	120	177	0	0
Vancouver - Granville/Oak	0	0	0	0	0	46	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	1
Vancouver - Marpole	0	0	0	0	172	0	3	0
Vancouver - Eastside	36	0	0	0	449	12	219	31
Vancouver - Mt. Pleasant	15	0	0	0	89	0	26	0
Vancouver - Strath/Grand	0	0	0	0	0	0	228	0
Vancouver - Westside	16	0	0	0	60	99	5	2
Vancouver Total	67	0	0	0	998	334	481	34
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	0	9	5
First Nations	3	0	0	0	0	0	0	0
Vancouver CMA	256	215	0	0	1,214	582	734	295

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	1	0
Burnaby - Mountain	0	0	0	0	75	158	0	1
Burnaby - North	0	25	0	0	809	65	58	48
Burnaby - Lougheed Mall	0	0	0	0	149	0	2	3
Burnaby - South & East	17	10	0	0	0	0	32	24
Burnaby - Central Park	0	0	0	0	1,338	994	13	22
Burnaby - Remainder	68	0	0	0	179	0	253	126
Burnaby Total	85	35	0	0	2,550	1,217	358	224
Coquitlam	34	96	0	0	974	189	206	137
Delta - Tsawwassen	0	0	0	0	95	33	11	4
Delta - Ladner	153	15	0	0	0	30	3	7
Delta - North	0	0	0	0	0	317	47	68
Delta	153	15	0	0	95	380	61	79
Langley City	14	0	0	0	8	90	0	37
Langley District	644	415	0	0	68	260	133	184
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	267	132	0	0	40	47	23	8
New Westminster	127	15	0	0	55	414	971	26
North Vancouver City	15	0	0	0	525	644	240	138
North Vancouver DM	15	39	0	0	593	0	73	139
Pitt Meadows	0	36	0	0	0	0	0	0
Port Coquitlam	33	160	0	0	128	260	15	11
Port Moody	7	14	0	0	0	0	4	0
Richmond	260	193	0	0	1,192	1,238	111	352
Surrey - South	585	376	0	0	120	66	90	134
Surrey - Cloverdale	73	97	0	0	57	64	53	78
Surrey - North	540	386	0	0	0	120	237	228
Surrey - Guildford	52	156	0	0	0	0	11	10
Surrey - Whalley	27	3	0	0	81	1,532	85	97
Surrey Total	1,277	1,018	0	0	258	1,782	476	547
University Endowment Lands	0	11	0	0	0	449	36	0
Vancouver - West End	0	0	0	0	85	0	211	0
Vancouver - Downtown	0	0	0	0	1,045	160	678	322
Vancouver - Kitsilano	0	0	0	0	74	2	0	0
Vancouver - False Creek	0	0	0	0	471	177	135	0
Vancouver - Granville/Oak	8	0	0	0	129	214	8	52
Vancouver - Kerrisdale	0	0	0	0	43	38	6	5
Vancouver - Marpole	0	5	0	0	433	7	141	13
Vancouver - Eastside	105	18	0	0	1,739	827	768	415
Vancouver - Mt. Pleasant	23	3	0	0	532	250	227	1
Vancouver - Strath/Grand	0	5	0	0	380	150	262	45
Vancouver - Westside	52	31	0	0	469	191	57	52
Vancouver Total	188	62	0	0	5,400	2,016	2,493	905
West Vancouver	0	23	0	0	57	8	0	0
White Rock	0	4	0	0	89	0	36	35
First Nations	3	0	0	0	0	0	0	0
Vancouver CMA	3,122	2,268	0	0	12,032	8,994	5,237	2,822

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.4: Starts by Submarket and by Intended Market
November 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015
Anmore	0	0	5	0	0	0	5	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	10	8	0	0	4	4	14	12
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	1	4	9	10	1	3	11	17
Burnaby - Central Park	0	1	0	0	0	1	0	2
Burnaby - Remainder	10	11	0	0	7	8	17	19
Burnaby Total	21	24	9	10	12	16	42	50
Coquitlam	24	17	0	20	15	8	39	45
Delta - Tsawwassen	0	1	1	4	0	0	1	5
Delta - Ladner	2	1	6	0	0	0	8	1
Delta - North	4	6	0	0	3	5	7	11
Delta	6	8	7	4	3	5	16	17
Langley City	2	0	0	90	0	37	2	127
Langley District	21	21	45	120	15	16	81	157
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	11	10	5	0	2	0	18	10
New Westminster	7	2	0	0	7	2	14	4
North Vancouver City	7	1	0	0	98	1	105	2
North Vancouver DM	10	10	0	0	6	2	16	12
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	1	0	64	0	0	0	65	0
Port Moody	4	0	1	0	1	0	6	0
Richmond	53	56	146	14	16	141	215	211
Surrey - South	32	18	112	45	9	4	153	67
Surrey - Cloverdale	13	9	5	75	7	7	25	91
Surrey - North	19	19	32	60	14	11	65	90
Surrey - Guildford	2	1	0	39	2	1	4	41
Surrey - Whalley	11	15	0	0	6	12	17	27
Surrey Total	77	62	149	219	38	35	264	316
University Endowment Lands	1	1	0	0	36	0	37	1
Vancouver - West End	0	0	85	0	0	0	85	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	23	0	0	0	23	0
Vancouver - False Creek	0	0	120	177	0	0	120	177
Vancouver - Granville/Oak	1	0	0	46	0	0	1	46
Vancouver - Kerrisdale	2	5	0	0	1	2	3	7
Vancouver - Marpole	8	6	172	0	7	1	187	7
Vancouver - Eastside	28	51	493	12	239	75	796	138
Vancouver - Mt. Pleasant	0	2	104	0	26	0	130	2
Vancouver - Strath/Grand	0	0	0	0	229	0	229	0
Vancouver - Westside	19	18	76	99	12	12	107	129
Vancouver Total	58	82	1,073	334	514	90	1,681	506
West Vancouver	23	10	0	0	0	0	23	10
White Rock	10	8	0	0	9	5	19	13
First Nations	3	0	0	0	0	0	3	0
Vancouver CMA	339	312	1,504	811	772	358	2,651	1,481

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.5: Starts by Submarket and by Intended Market
January - November 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Anmore	16	7	8	0	0	1	24	8
Belcarra	1	0	0	0	0	0	1	0
Bowen Island	20	17	1	0	1	0	22	17
Burnaby - Mountain	0	1	75	158	0	1	75	160
Burnaby - North	98	78	809	90	59	48	966	216
Burnaby - Lougheed Mall	3	3	149	0	2	3	154	6
Burnaby - South & East	47	55	17	10	32	24	96	89
Burnaby - Central Park	27	38	1,338	994	13	22	1,378	1,054
Burnaby - Remainder	221	213	247	0	253	126	721	339
Burnaby Total	396	388	2,635	1,252	359	224	3,390	1,864
Coquitlam	345	228	1,031	345	219	142	1,595	715
Delta - Tsawwassen	30	30	116	37	11	4	157	71
Delta - Ladner	16	21	158	45	3	7	177	73
Delta - North	61	77	0	317	47	68	108	462
Delta	107	128	274	399	61	79	442	606
Langley City	6	8	22	90	0	37	28	135
Langley District	329	209	754	696	159	213	1,242	1,118
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	388	315	319	189	26	11	733	515
New Westminster	73	52	182	429	972	26	1,227	507
North Vancouver City	77	36	540	644	250	142	867	822
North Vancouver DM	130	136	608	39	78	139	816	314
Pitt Meadows	16	13	0	36	2	0	18	49
Port Coquitlam	38	26	161	420	15	11	214	457
Port Moody	20	12	16	14	4	0	40	26
Richmond	424	433	1,503	1,462	114	357	2,041	2,252
Surrey - South	360	283	728	468	91	134	1,179	885
Surrey - Cloverdale	97	127	130	161	55	81	282	369
Surrey - North	425	366	540	543	239	233	1,204	1,142
Surrey - Guildford	13	16	52	156	11	10	76	182
Surrey - Whalley	121	144	110	1,532	85	97	316	1,773
Surrey Total	1,016	936	1,560	2,860	481	555	3,057	4,351
University Endowment Lands	2	5	0	460	36	0	38	465
Vancouver - West End	0	0	85	0	211	0	296	0
Vancouver - Downtown	0	0	1,045	160	678	322	1,723	482
Vancouver - Kitsilano	5	6	74	2	0	0	79	8
Vancouver - False Creek	0	1	471	177	135	0	606	178
Vancouver - Granville/Oak	6	62	137	157	10	54	153	273
Vancouver - Kerrisdale	38	38	43	38	14	14	95	90
Vancouver - Marpole	54	52	433	12	159	23	646	87
Vancouver - Eastside	465	485	1,833	847	1,195	746	3,583	2,078
Vancouver - Mt. Pleasant	27	34	555	253	227	1	809	288
Vancouver - Strath/Grand	13	25	380	155	269	47	662	227
Vancouver - Westside	212	268	521	224	118	110	851	602
Vancouver Total	820	971	5,577	2,025	3,016	1,317	9,503	4,313
West Vancouver	191	135	57	36	2	1	250	172
White Rock	51	65	89	0	36	35	176	100
First Nations	32	0	0	0	4	0	36	0
Vancouver CMA	4,498	4,120	15,337	11,396	5,835	3,290	25,760	18,806

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
November 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	% Change
Anmore	5	0	0	0	0	0	0	0	5	0	n/a
Belcarra	1	0	0	0	0	0	0	0	1	0	n/a
Bowen Island	8	0	0	0	0	0	0	0	8	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	9	3	2	0	0	0	8	10	19	13	46.2
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	4	2	0	0	27	0	4	2	35	4	**
Burnaby - Central Park	0	3	4	0	0	0	0	2	4	5	-20.0
Burnaby - Remainder	14	7	0	6	0	0	12	3	26	16	62.5
Burnaby Total	27	15	6	6	27	0	24	17	84	38	121.1
Coquitlam	34	27	0	32	0	26	20	214	54	299	-81.9
Delta - Tsawwassen	0	3	0	0	0	0	0	1	0	4	-100.0
Delta - Ladner	3	1	2	0	42	0	1	1	48	2	**
Delta - North	0	7	0	0	0	5	0	6	0	18	-100.0
Delta	3	11	2	0	42	5	1	8	48	24	100.0
Langley City	1	0	0	0	0	0	0	67	1	67	-98.5
Langley District	24	23	0	2	70	61	4	12	98	98	0.0
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	47	30	0	2	0	4	8	23	55	59	-6.8
New Westminster	13	4	4	0	0	0	10	0	27	4	**
North Vancouver City	3	5	4	0	0	0	63	1	70	6	**
North Vancouver DM	5	5	0	0	0	13	4	1	9	19	-52.6
Pitt Meadows	2	0	0	0	0	0	0	0	2	0	n/a
Port Coquitlam	1	3	0	0	39	0	1	1	41	4	**
Port Moody	0	1	0	0	0	0	0	0	0	1	-100.0
Richmond	48	29	0	16	26	37	13	7	87	89	-2.2
Surrey - South	27	31	8	2	30	11	5	11	70	55	27.3
Surrey - Cloverdale	12	12	0	0	0	9	8	7	20	28	-28.6
Surrey - North	32	51	0	6	51	14	18	22	101	93	8.6
Surrey - Guildford	1	1	0	0	0	9	1	1	2	11	-81.8
Surrey - Whalley	8	7	0	0	0	0	8	7	16	14	14.3
Surrey Total	80	102	8	8	81	43	40	48	209	201	4.0
University Endowment Lands	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - West End	0	0	0	0	0	0	218	0	218	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	113	89	113	89	27.0
Vancouver - Kitsilano	0	0	0	0	0	0	2	0	2	0	n/a
Vancouver - False Creek	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - Granville/Oak	2	1	0	0	0	0	7	3	9	4	125.0
Vancouver - Kerrisdale	4	2	0	0	0	0	0	1	4	3	33.3
Vancouver - Marpole	1	7	0	2	0	0	0	216	1	225	-99.6
Vancouver - Eastside	45	71	2	12	0	0	13	69	60	152	-60.5
Vancouver - Mt. Pleasant	0	0	6	0	0	0	0	52	6	52	-88.5
Vancouver - Strath/Grand	1	0	6	0	0	0	0	4	7	4	75.0
Vancouver - Westside	28	31	0	0	24	5	8	7	60	43	39.5
Vancouver Total	82	112	14	14	24	5	361	441	481	572	-15.9
West Vancouver	0	7	0	0	0	0	0	0	0	7	-100.0
White Rock	4	4	0	0	0	0	2	3	6	7	-14.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	388	379	38	80	309	194	551	843	1,286	1,496	-14.0

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Anmore	16	6	0	0	0	0	0	0	16	6	166.7
Belcarra	3	0	0	0	0	0	0	0	3	0	n/a
Bowen Island	14	14	0	0	0	30	1	0	15	44	-65.9
Burnaby - Mountain	0	0	0	0	0	0	115	95	115	95	21.1
Burnaby - North	65	72	2	4	0	0	74	307	141	383	-63.2
Burnaby - Lougheed Mall	2	3	0	0	0	0	2	3	4	6	-33.3
Burnaby - South & East	25	25	20	30	27	42	265	19	337	116	190.5
Burnaby - Central Park	22	38	12	4	0	4	60	1,169	94	1,215	-92.3
Burnaby - Remainder	161	151	58	70	0	37	169	192	388	450	-13.8
Burnaby Total	275	289	92	108	27	83	685	1,785	1,079	2,265	-52.4
Coquitlam	271	267	40	68	73	99	718	645	1,102	1,079	2.1
Delta - Tsawwassen	32	48	2	0	0	0	188	4	222	52	**
Delta - Ladner	22	22	2	0	66	0	6	5	96	27	**
Delta - North	68	70	0	2	8	74	60	63	136	209	-34.9
Delta	122	140	4	2	74	74	254	72	454	288	57.6
Langley City	5	8	0	0	0	0	0	67	5	75	-93.3
Langley District	225	248	20	10	451	420	341	176	1,037	854	21.4
Lion's Bay	1	2	0	0	0	0	0	0	1	2	-50.0
Maple Ridge	352	257	8	32	234	177	60	201	654	667	-1.9
New Westminster	45	53	6	4	32	55	479	196	562	308	82.5
North Vancouver City	43	43	8	16	0	24	288	359	339	442	-23.3
North Vancouver DM	122	140	0	0	100	46	227	411	449	597	-24.8
Pitt Meadows	17	14	4	2	4	16	1	106	26	138	-81.2
Port Coquitlam	28	23	4	0	137	83	19	104	188	210	-10.5
Port Moody	15	7	0	0	21	0	0	0	36	7	**
Richmond	387	298	20	40	206	90	1,186	1,314	1,799	1,742	3.3
Surrey - South	279	235	44	40	423	229	393	120	1,139	624	82.5
Surrey - Cloverdale	110	77	4	2	97	243	75	102	286	424	-32.5
Surrey - North	378	392	0	8	389	385	451	334	1,218	1,119	8.8
Surrey - Guildford	14	10	0	0	184	30	8	35	206	75	174.7
Surrey - Whalley	144	97	2	0	4	14	102	455	252	566	-55.5
Surrey Total	925	811	50	50	1,097	901	1,029	1,046	3,101	2,808	10.4
University Endowment Lands	6	4	0	0	11	0	235	199	252	203	24.1
Vancouver - West End	0	0	4	0	0	0	227	0	231	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	988	362	988	362	172.9
Vancouver - Kitsilano	3	8	0	6	0	0	2	52	5	66	-92.4
Vancouver - False Creek	1	1	0	0	0	0	321	189	322	190	69.5
Vancouver - Granville/Oak	6	7	0	8	10	0	18	11	34	26	30.8
Vancouver - Kerrisdale	33	38	0	0	0	0	27	33	60	71	-15.5
Vancouver - Marpole	47	60	6	6	5	0	72	434	130	500	-74.0
Vancouver - Eastside	635	623	56	106	18	11	1,391	664	2,100	1,404	49.6
Vancouver - Mt. Pleasant	2	1	28	16	12	0	59	170	101	187	-46.0
Vancouver - Strath/Grand	13	3	16	6	5	5	111	299	145	313	-53.7
Vancouver - Westside	280	272	4	2	52	19	329	122	665	415	60.2
Vancouver Total	1,020	1,013	114	150	102	35	3,545	2,336	4,781	3,534	35.3
West Vancouver	108	150	0	24	9	4	1	96	118	274	-56.9
White Rock	55	65	2	0	0	0	41	138	98	203	-51.7
First Nations	32	13	0	0	0	0	0	0	32	13	146.2
Vancouver CMA	4,087	3,865	372	506	2,578	2,137	9,110	9,251	16,147	15,759	2.5

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
November 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	8	8	2
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	27	0	0	0	0	0	4	2
Burnaby - Central Park	0	0	0	0	0	0	0	2
Burnaby - Remainder	0	0	0	0	0	0	12	3
Burnaby Total	27	0	0	0	0	8	24	9
Coquitlam	0	26	0	0	0	195	20	19
Delta - Tsawwassen	0	0	0	0	0	0	0	1
Delta - Ladner	42	0	0	0	0	0	1	1
Delta - North	0	5	0	0	0	0	0	6
Delta	42	5	0	0	0	0	1	8
Langley City	0	0	0	0	0	67	0	0
Langley District	70	61	0	0	0	0	4	12
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	4	0	0	0	23	8	0
New Westminster	0	0	0	0	0	0	10	0
North Vancouver City	0	0	0	0	60	0	3	1
North Vancouver DM	0	13	0	0	0	0	4	1
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	39	0	0	0	0	0	1	1
Port Moody	0	0	0	0	0	0	0	0
Richmond	26	37	0	0	0	0	13	7
Surrey - South	30	11	0	0	0	0	5	11
Surrey - Cloverdale	0	9	0	0	0	0	8	7
Surrey - North	51	14	0	0	0	0	18	22
Surrey - Guildford	0	9	0	0	0	0	1	1
Surrey - Whalley	0	0	0	0	0	0	8	7
Surrey Total	81	43	0	0	0	0	40	48
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	218	0	0	0
Vancouver - Downtown	0	0	0	0	61	0	52	89
Vancouver - Kitsilano	0	0	0	0	2	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	3	7	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	1
Vancouver - Marpole	0	0	0	0	0	0	0	216
Vancouver - Eastside	0	0	0	0	0	36	13	33
Vancouver - Mt. Pleasant	0	0	0	0	0	52	0	0
Vancouver - Strath/Grand	0	0	0	0	0	4	0	0
Vancouver - Westside	24	5	0	0	0	0	8	7
Vancouver Total	24	5	0	0	281	95	80	346
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	0	2	3
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	309	194	0	0	341	388	210	455

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	30	0	0	0	0	1	0
Burnaby - Mountain	0	0	0	0	115	95	0	0
Burnaby - North	0	0	0	0	31	274	43	33
Burnaby - Lougheed Mall	0	0	0	0	0	0	2	3
Burnaby - South & East	27	42	0	0	245	0	20	19
Burnaby - Central Park	0	4	0	0	44	1,150	16	19
Burnaby - Remainder	0	37	0	0	42	118	127	74
Burnaby Total	27	83	0	0	477	1,637	208	148
Coquitlam	73	99	0	0	562	491	156	154
Delta - Tsawwassen	0	0	0	0	118	0	70	4
Delta - Ladner	66	0	0	0	0	0	6	5
Delta - North	8	74	0	0	0	0	60	63
Delta	74	74	0	0	118	0	136	72
Langley City	0	0	0	0	0	67	0	0
Langley District	451	420	0	0	100	65	241	111
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	234	177	0	0	40	126	20	75
New Westminster	32	55	0	0	452	196	27	0
North Vancouver City	0	24	0	0	132	165	156	194
North Vancouver DM	100	46	0	0	0	342	227	69
Pitt Meadows	4	16	0	0	0	106	1	0
Port Coquitlam	137	83	0	0	0	101	19	3
Port Moody	21	0	0	0	0	0	0	0
Richmond	206	90	0	0	938	948	248	366
Surrey - South	423	229	0	0	257	75	136	45
Surrey - Cloverdale	97	243	0	0	0	68	75	34
Surrey - North	389	385	0	0	227	125	224	209
Surrey - Guildford	184	30	0	0	0	29	8	6
Surrey - Whalley	4	4	0	10	0	390	102	65
Surrey Total	1,097	891	0	10	484	687	545	359
University Endowment Lands	11	0	0	0	235	105	0	94
Vancouver - West End	0	0	0	0	227	0	0	0
Vancouver - Downtown	0	0	0	0	582	81	406	281
Vancouver - Kitsilano	0	0	0	0	2	50	0	2
Vancouver - False Creek	0	0	0	0	321	189	0	0
Vancouver - Granville/Oak	10	0	0	0	11	10	7	1
Vancouver - Kerrisdale	0	0	0	0	22	27	5	6
Vancouver - Marpole	5	0	0	0	63	209	9	225
Vancouver - Eastside	3	11	15	0	1,080	359	311	305
Vancouver - Mt. Pleasant	12	0	0	0	58	170	1	0
Vancouver - Strath/Grand	5	5	0	0	66	152	45	147
Vancouver - Westside	52	19	0	0	268	0	61	122
Vancouver Total	87	35	15	0	2,700	1,247	845	1,089
West Vancouver	9	4	0	0	0	93	1	3
White Rock	0	0	0	0	3	90	38	48
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	2,563	2,127	15	10	6,241	6,466	2,869	2,785

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.4: Completions by Submarket and by Intended Market November 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015
Anmore	4	0	1	0	0	0	5	0
Belcarra	1	0	0	0	0	0	1	0
Bowen Island	8	0	0	0	0	0	8	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	9	3	2	8	8	2	19	13
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	4	2	27	0	4	2	35	4
Burnaby - Central Park	4	3	0	0	0	2	4	5
Burnaby - Remainder	14	13	0	0	12	3	26	16
Burnaby Total	31	21	29	8	24	9	84	38
Coquitlam	33	29	0	251	21	19	54	299
Delta - Tsawwassen	0	3	0	0	0	1	0	4
Delta - Ladner	3	1	44	0	1	1	48	2
Delta - North	0	7	0	5	0	6	0	18
Delta	3	11	44	5	1	8	48	24
Langley City	1	0	0	67	0	0	1	67
Langley District	30	24	62	61	6	13	98	98
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	47	32	0	27	8	0	55	59
New Westminster	17	4	0	0	10	0	27	4
North Vancouver City	7	2	60	0	3	4	70	6
North Vancouver DM	5	5	0	13	4	1	9	19
Pitt Meadows	2	0	0	0	0	0	2	0
Port Coquitlam	1	3	39	0	1	1	41	4
Port Moody	0	1	0	0	0	0	0	1
Richmond	48	27	26	55	13	7	87	89
Surrey - South	27	31	38	13	5	11	70	55
Surrey - Cloverdale	12	11	0	9	8	8	20	28
Surrey - North	32	36	51	35	18	22	101	93
Surrey - Guildford	1	1	0	9	1	1	2	11
Surrey - Whalley	8	7	0	0	8	7	16	14
Surrey Total	80	86	89	66	40	49	209	201
University Endowment Lands	0	1	0	0	0	0	0	1
Vancouver - West End	0	0	218	0	0	0	218	0
Vancouver - Downtown	0	0	61	0	52	89	113	89
Vancouver - Kitsilano	0	0	2	0	0	0	2	0
Vancouver - False Creek	1	0	0	0	0	0	1	0
Vancouver - Granville/Oak	1	1	0	3	8	0	9	4
Vancouver - Kerrisdale	3	2	0	0	1	1	4	3
Vancouver - Marpole	1	8	0	0	0	217	1	225
Vancouver - Eastside	19	52	0	36	41	64	60	152
Vancouver - Mt. Pleasant	6	0	0	52	0	0	6	52
Vancouver - Strath/Grand	7	0	0	4	0	0	7	4
Vancouver - Westside	22	26	24	5	14	12	60	43
Vancouver Total	60	89	305	100	116	383	481	572
West Vancouver	0	7	0	0	0	0	0	7
White Rock	4	4	0	0	2	3	6	7
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	382	346	655	653	249	497	1,286	1,496

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
November 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $750,000		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 - $2,499,999		$2,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
November 2016	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
November 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	1	5.9	4	23.5	1	5.9	7	41.2	4	23.5	17	-	-
Year-to-date 2015	2	25.0	0	0.0	3	37.5	2	25.0	1	12.5	8	-	1,860,608
Belcarra													
November 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
November 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Bowen Island													
November 2016	0	0.0	1	12.5	5	62.5	0	0.0	2	25.0	8	-	1,525,875
November 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	1	7.1	2	14.3	6	42.9	3	21.4	2	14.3	14	-	1,525,875
Year-to-date 2015	6	46.2	2	15.4	2	15.4	2	15.4	1	7.7	13	-	-
Burnaby													
November 2016	0	0.0	1	3.3	4	13.3	12	40.0	13	43.3	30	2,245,000	2,394,417
November 2015	0	0.0	3	16.7	5	27.8	10	55.6	0	0.0	18	1,550,000	1,617,646
Year-to-date 2016	0	0.0	5	2.0	61	24.2	143	56.7	43	17.1	252	1,780,000	1,953,396
Year-to-date 2015	0	0.0	24	7.6	185	58.9	97	30.9	8	2.5	314	1,390,000	1,467,153
Coquitlam													
November 2016	0	0.0	1	2.2	9	20.0	33	73.3	2	4.4	45	1,650,000	1,737,650
November 2015	1	4.2	9	37.5	10	41.7	4	16.7	0	0.0	24	1,100,000	1,109,247
Year-to-date 2016	5	1.9	30	11.6	136	52.5	83	32.0	5	1.9	259	1,350,000	1,398,273
Year-to-date 2015	6	2.1	128	45.2	99	35.0	49	17.3	1	0.4	283	1,017,500	1,129,383
Delta													
November 2016	0	0.0	2	22.2	2	22.2	5	55.6	0	0.0	9	-	1,400,000
November 2015	0	0.0	2	20.0	5	50.0	3	30.0	0	0.0	10	1,282,500	1,338,750
Year-to-date 2016	0	0.0	15	13.0	67	58.3	27	23.5	6	5.2	115	1,295,000	1,427,429
Year-to-date 2015	4	2.7	67	44.7	60	40.0	18	12.0	1	0.7	150	1,025,000	1,142,974
Langley City													
November 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
November 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	4	57.1	3	42.9	0	0.0	0	0.0	7	-	-
Year-to-date 2015	2	18.2	8	72.7	1	9.1	0	0.0	0	0.0	11	-	-
Langley District													
November 2016	0	0.0	12	52.2	6	26.1	4	17.4	1	4.3	23	990,000	1,171,061
November 2015	9	39.1	9	39.1	3	13.0	2	8.7	0	0.0	23	800,000	895,919
Year-to-date 2016	37	18.0	92	44.7	41	19.9	30	14.6	6	2.9	206	895,000	1,097,104
Year-to-date 2015	119	46.7	81	31.8	26	10.2	24	9.4	5	2.0	255	760,000	938,703

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $750,000		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 - $2,499,999		$2,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
November 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	-	-
Maple Ridge													
November 2016	11	31.4	15	42.9	8	22.9	1	2.9	0	0.0	35	875,000	875,507
November 2015	19	95.0	1	5.0	0	0.0	0	0.0	0	0.0	20	590,000	599,901
Year-to-date 2016	234	70.5	66	19.9	29	8.7	3	0.9	0	0.0	332	650,000	699,894
Year-to-date 2015	256	88.6	27	9.3	6	2.1	0	0.0	0	0.0	289	595,000	602,184
New Westminster													
November 2016	0	0.0	0	0.0	9	69.2	4	30.8	0	0.0	13	1,460,000	1,485,635
November 2015	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	-	-
Year-to-date 2016	2	4.5	9	20.5	25	56.8	8	18.2	0	0.0	44	1,300,000	1,245,972
Year-to-date 2015	21	34.4	22	36.1	18	29.5	0	0.0	0	0.0	61	782,500	855,288
North Vancouver City													
November 2016	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
November 2015	0	0.0	0	0.0	4	80.0	1	20.0	0	0.0	5	-	1,343,000
Year-to-date 2016	0	0.0	0	0.0	11	37.9	15	51.7	3	10.3	29	-	1,624,952
Year-to-date 2015	0	0.0	0	0.0	19	40.4	28	59.6	0	0.0	47	1,527,500	1,591,306
North Vancouver DM													
November 2016	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	-	2,651,107
November 2015	0	0.0	1	7.7	1	7.7	8	61.5	3	23.1	13	1,805,000	1,947,414
Year-to-date 2016	0	0.0	0	0.0	11	9.4	58	49.6	48	41.0	117	2,335,000	2,617,740
Year-to-date 2015	0	0.0	1	0.7	29	19.5	98	65.8	21	14.1	149	1,885,000	1,992,747
Pitt Meadows													
November 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
November 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	11	73.3	3	20.0	1	6.7	0	0.0	0	0.0	15	-	-
Year-to-date 2015	15	100.0	0	0.0	0	0.0	0	0.0	0	0.0	15	-	641,225
Port Coquitlam													
November 2016	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	-	-
November 2015	0	0.0	0	0.0	4	100.0	0	0.0	0	0.0	4	-	1,094,725
Year-to-date 2016	2	9.1	13	59.1	5	22.7	2	9.1	0	0.0	22	-	803,250
Year-to-date 2015	3	16.7	10	55.6	5	27.8	0	0.0	0	0.0	18	-	923,650
Port Moody													
November 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
November 2015	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	0	0.0	0	0.0	10	71.4	2	14.3	2	14.3	14	1,300,000	1,443,711
Year-to-date 2015	0	0.0	3	60.0	1	20.0	1	20.0	0	0.0	5	-	-
Richmond													
November 2016	0	0.0	1	3.2	1	3.2	13	41.9	16	51.6	31	2,500,000	2,441,263
November 2015	0	0.0	0	0.0	5	25.0	8	40.0	7	35.0	20	1,865,000	2,035,441
Year-to-date 2016	0	0.0	8	2.9	17	6.1	133	47.7	121	43.4	279	2,232,500	2,405,354
Year-to-date 2015	1	0.3	11	3.2	109	31.8	160	46.6	62	18.1	343	1,800,000	1,875,157

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $750,000		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 - $2,499,999		$2,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
November 2016	2	2.6	21	26.9	37	47.4	11	14.1	7	9.0	78	1,200,000	1,423,910
November 2015	28	28.9	42	43.3	17	17.5	6	6.2	4	4.1	97	850,000	1,003,623
Year-to-date 2016	71	7.7	351	38.2	332	36.1	127	13.8	38	4.1	919	1,100,000	1,225,254
Year-to-date 2015	296	33.6	388	44.0	128	14.5	46	5.2	23	2.6	881	835,000	960,437
University Endowment Lands													
November 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2016	0	0.0	0	0.0	1	16.7	0	0.0	5	83.3	6	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Vancouver City													
November 2016	1	1.0	2	2.1	1	1.0	23	24.0	69	71.9	96	3,550,000	3,925,246
November 2015	0	0.0	0	0.0	10	18.2	23	41.8	22	40.0	55	2,350,000	2,486,988
Year-to-date 2016	3	0.4	10	1.5	61	9.1	204	30.4	393	58.6	671	2,775,000	3,381,163
Year-to-date 2015	5	0.7	9	1.3	135	19.4	262	37.6	286	41.0	697	2,200,000	2,514,101
West Vancouver													
November 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2015	0	0.0	0	0.0	0	0.0	3	30.0	7	70.0	10	3,847,500	5,019,000
Year-to-date 2016	0	0.0	0	0.0	0	0.0	15	13.4	97	86.6	112	4,460,000	5,380,366
Year-to-date 2015	0	0.0	0	0.0	2	1.4	22	15.4	119	83.2	143	3,127,500	3,658,983
White Rock													
November 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
November 2015	0	0.0	0	0.0	1	20.0	4	80.0	0	0.0	5	-	1,708,000
Year-to-date 2016	0	0.0	2	3.5	4	7.0	27	47.4	24	42.1	57	2,100,000	2,371,440
Year-to-date 2015	0	0.0	5	9.4	10	18.9	25	47.2	13	24.5	53	-	1,932,591
First Nations													
November 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	28	100.0	0	0.0	0	0.0	0	0.0	0	0.0	28	610,000	607,793
Year-to-date 2015	11	100.0	0	0.0	0	0.0	0	0.0	0	0.0	11	-	549,900
Vancouver CMA													
November 2016	16	4.2	56	14.7	84	22.0	110	28.9	115	30.2	381	1,790,000	2,209,533
November 2015	58	18.6	71	22.8	66	21.2	72	23.2	44	14.1	311	1,150,000	1,545,852
Year-to-date 2016	395	11.2	614	17.4	822	23.4	888	25.2	800	22.7	3,519	1,450,000	1,949,652
Year-to-date 2015	747	19.9	786	21.0	838	22.3	836	22.3	544	14.5	3,751	1,200,000	1,532,306

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units November 2016						
Submarket	Nov 2016	Nov 2015	% Change	YTD 2016	YTD 2015	% Change
Anmore	-	-	n/a	-	1,860,608	n/a
Belcarra	-	-	n/a	-	-	n/a
Bowen Island	1,525,875	-	n/a	1,525,875	-	n/a
Burnaby	2,394,417	1,617,646	48.0	1,953,396	1,467,153	33.1
Coquitlam	1,737,650	1,109,247	56.7	1,398,273	1,129,383	23.8
Delta	1,400,000	1,338,750	4.6	1,427,429	1,142,974	24.9
Langley City	-	-	n/a	-	-	n/a
Langley District	1,171,061	895,919	30.7	1,097,104	938,703	16.9
Lion's Bay	-	-	n/a	-	-	n/a
Maple Ridge	875,507	599,901	45.9	699,894	602,184	16.2
New Westminster	1,485,635	-	n/a	1,245,972	855,288	45.7
North Vancouver City	-	1,343,000	n/a	1,624,952	1,591,306	2.1
North Vancouver DM	2,651,107	1,947,414	36.1	2,617,740	1,992,747	31.4
Pitt Meadows	-	-	n/a	-	641,225	n/a
Port Coquitlam	-	1,094,725	n/a	803,250	923,650	-13.0
Port Moody	-	-	n/a	1,443,711	-	n/a
Richmond	2,441,263	2,035,441	19.9	2,405,354	1,875,157	28.3
Surrey	1,423,910	1,003,623	41.9	1,225,254	960,437	27.6
University Endowment Lands	-	-	n/a	-	-	n/a
Vancouver City	3,925,246	2,486,988	57.8	3,381,163	2,514,101	34.5
West Vancouver	-	5,019,000	n/a	5,380,366	3,658,983	47.0
White Rock	-	1,708,000	n/a	2,371,440	1,932,591	22.7
First Nations	-	-	n/a	607,793	549,900	10.5
Vancouver CMA	2,209,533	1,545,852	42.9	1,949,652	1,532,306	27.2

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Vancouver

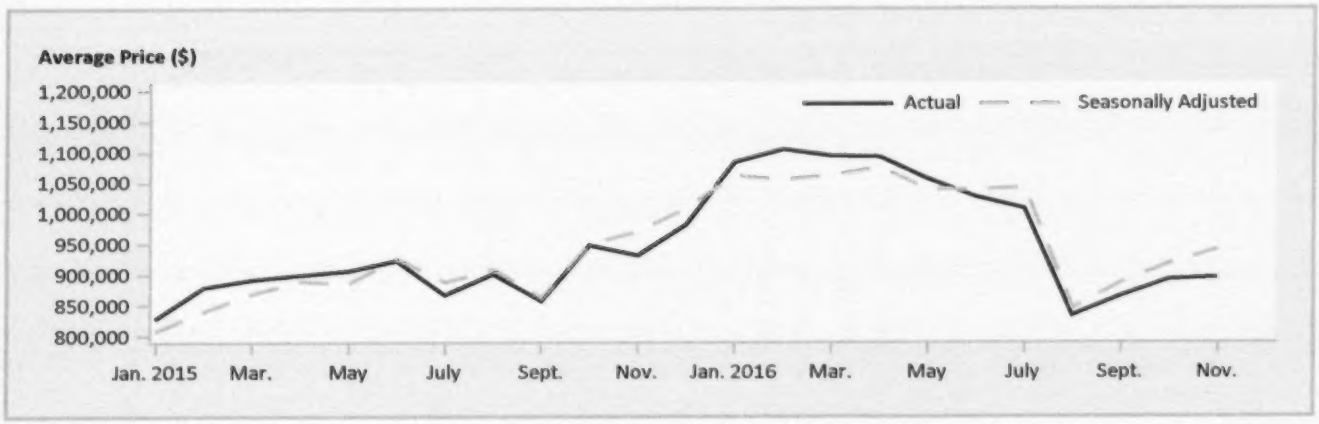


Figure 5.2: MLS® Residential Sales for Vancouver

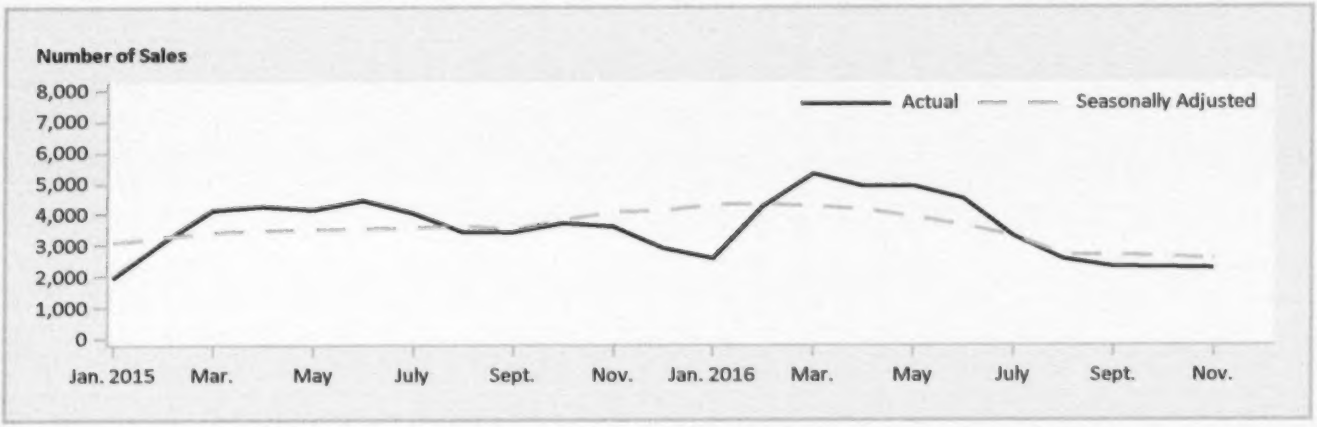
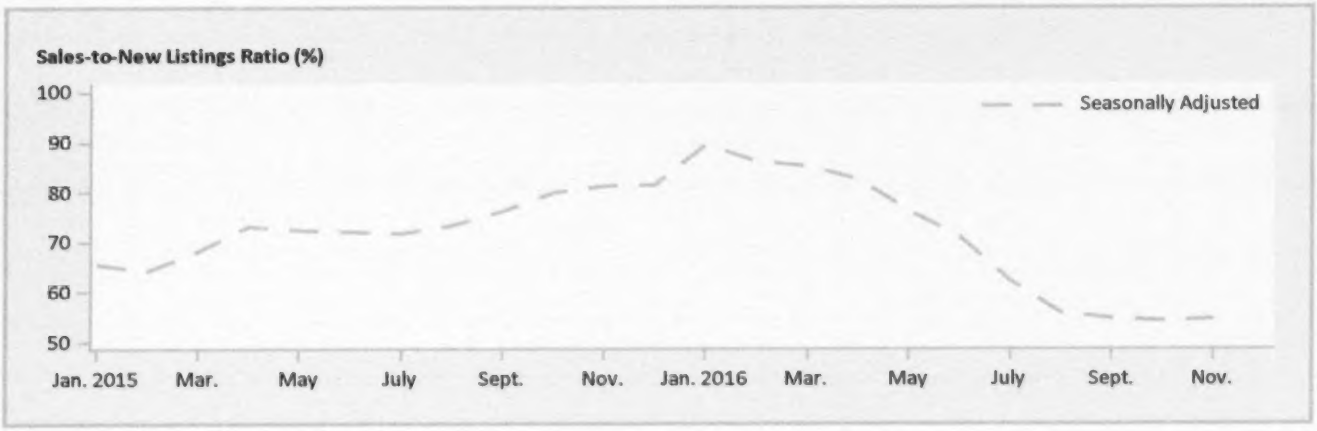


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Vancouver



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
November 2016

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	95.8	119.7	1,280	5.9	64.5	906
	February	567	2.89	4.74	95.8	120.6	1,279	5.9	64.4	913
	March	567	2.89	4.74	95.8	121.5	1,278	6.0	64.3	921
	April	561	2.89	4.64	96.4	121.3	1,271	6.1	63.8	928
	May	561	2.89	4.64	96.4	122.4	1,274	6.1	64.0	934
	June	561	2.89	4.64	96.7	122.4	1,278	6.1	64.0	930
	July	561	2.89	4.64	97.0	122.5	1,286	6.0	64.2	921
	August	561	2.89	4.64	97.1	122.7	1,291	5.7	64.2	921
	September	561	2.89	4.64	97.5	122.7	1,300	5.8	64.6	925
	October	561	2.89	4.64	97.7	122.4	1,317	5.9	65.4	927
	November	561	3.14	4.64	98.2	122.7	1,330	5.8	65.8	926
	December	561	3.14	4.64	98.4	122.4	1,337	5.7	66.1	925
2016	January	561	3.14	4.64	98.8	122.7	1,337	5.7	66.0	932
	February	561	3.14	4.64	99.6	122.8	1,339	6.1	66.3	932
	March	561	3.14	4.64	100.0	124.0	1,342	6.3	66.5	924
	April	561	3.14	4.64	100.2	124.0	1,348	6.0	66.5	915
	May	561	3.14	4.64	101.3	124.9	1,352	5.7	66.4	913
	June	561	3.14	4.64	101.7	125.3	1,358	5.4	66.4	919
	July	567	3.14	4.74	102.3	125.7	1,366	5.5	66.8	921
	August	567	3.14	4.74	102.3	125.6	1,372	5.2	66.8	924
	September	561	3.14	4.64	102.6	125.4	1,374	4.9	66.6	923
	October	561	3.14	4.64	102.8	125.4	1,372	4.9	66.4	926
	November	561	3.14	4.64		124.6	1,363	5.1	66.0	925
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1.1: Housing Activity Summary of Abbotsford-Mission CMA
November 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2016	12	0	0	3	2	0	0	3	20
November 2015	42	0	0	4	57	0	1	7	111
% Change	-71.4	n/a	n/a	-25.0	-96.5	n/a	-100.0	-57.1	-82.0
Year-to-date 2016	370	16	10	27	232	308	33	74	1,070
Year-to-date 2015	338	4	0	5	150	165	23	81	766
% Change	9.5	**	n/a	**	54.7	86.7	43.5	-8.6	39.7
UNDER CONSTRUCTION									
November 2016	277	16	7	22	197	370	13	77	979
November 2015	305	4	0	4	141	294	15	73	836
% Change	-9.2	**	n/a	**	39.7	25.9	-13.3	5.5	17.1
COMPLETIONS									
November 2016	14	0	4	1	37	0	2	2	60
November 2015	22	0	0	0	13	0	2	5	42
% Change	-36.4	n/a	n/a	n/a	184.6	n/a	0.0	-60.0	42.9
Year-to-date 2016	383	0	4	29	193	111	33	70	823
Year-to-date 2015	209	0	0	1	81	150	25	44	510
% Change	83.3	n/a	n/a	**	138.3	-26.0	32.0	59.1	61.4
COMPLETED & NOT ABSORBED									
November 2016	60	0	0	5	10	74	n/a	n/a	149
November 2015	27	0	0	0	51	81	n/a	n/a	159
% Change	122.2	n/a	n/a	n/a	-80.4	-8.6	n/a	n/a	-6.3
ABSORBED									
November 2016	20	0	4	1	35	0	n/a	n/a	60
November 2015	16	0	0	0	19	0	n/a	n/a	35
% Change	25.0	n/a	n/a	n/a	84.2	n/a	n/a	n/a	71.4
Year-to-date 2016	345	1	4	24	209	118	n/a	n/a	701
Year-to-date 2015	230	0	0	1	70	85	n/a	n/a	386
% Change	50.0	n/a	n/a	**	198.6	38.8	n/a	n/a	81.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
November 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
November 2016	10	0	0	3	2	0	0	3	18
November 2015	38	0	0	4	57	0	1	7	107
Mission DM									
November 2016	2	0	0	0	0	0	0	0	2
November 2015	4	0	0	0	0	0	0	0	4
First Nations									
November 2016	0	0	0	0	0	0	0	0	0
November 2015	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
November 2016	12	0	0	3	2	0	0	3	20
November 2015	42	0	0	4	57	0	1	7	111
UNDER CONSTRUCTION									
Abbotsford City									
November 2016	198	0	0	19	173	370	9	76	845
November 2015	245	0	0	4	141	294	11	72	767
Mission DM									
November 2016	79	16	7	3	24	0	4	1	134
November 2015	60	4	0	0	0	0	4	1	69
First Nations									
November 2016	0	0	0	0	0	0	0	0	0
November 2015	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
November 2016	277	16	7	22	197	370	13	77	979
November 2015	305	4	0	4	141	294	15	73	836
COMPLETIONS									
Abbotsford City									
November 2016	6	0	0	1	37	0	1	2	47
November 2015	9	0	0	0	13	0	0	5	27
Mission DM									
November 2016	8	0	4	0	0	0	1	0	13
November 2015	13	0	0	0	0	0	2	0	15
First Nations									
November 2016	0	0	0	0	0	0	0	0	0
November 2015	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
November 2016	14	0	4	1	37	0	2	2	60
November 2015	22	0	0	0	13	0	2	5	42

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
November 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
November 2016	40	0	0	5	10	74	n/a	n/a	129
November 2015	12	0	0	0	51	81	n/a	n/a	144
Mission DM									
November 2016	20	0	0	0	0	0	n/a	n/a	20
November 2015	15	0	0	0	0	0	n/a	n/a	15
First Nations									
November 2016	0	0	0	0	0	0	n/a	n/a	0
November 2015	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
November 2016	60	0	0	5	10	74	n/a	n/a	149
November 2015	27	0	0	0	51	81	n/a	n/a	159
ABSORBED									
Abbotsford City									
November 2016	12	0	0	1	35	0	n/a	n/a	48
November 2015	9	0	0	0	19	0	n/a	n/a	28
Mission DM									
November 2016	8	0	4	0	0	0	n/a	n/a	12
November 2015	7	0	0	0	0	0	n/a	n/a	7
First Nations									
November 2016	0	0	0	0	0	0	n/a	n/a	0
November 2015	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
November 2016	20	0	4	1	35	0	n/a	n/a	60
November 2015	16	0	0	0	19	0	n/a	n/a	35

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Abbotsford-Mission CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	363	4	0	5	154	165	25	90	806
% Change	60.6	n/a	n/a	n/a	129.9	13.0	0.0	157.1	61.5
2014	226	0	0	0	67	146	25	35	499
% Change	21.5	n/a	n/a	n/a	-26.4	-24.0	66.7	-86.8	-33.4
2013	186	0	0	0	91	192	15	265	749
% Change	-2.6	-100.0	-100.0	n/a	3.4	**	114.3	n/a	101.9
2012	191	2	52	0	88	31	7	0	371
% Change	-18.4	0.0	-23.5	-100.0	-34.8	-64.4	-30.0	n/a	-30.9
2011	234	2	68	1	135	87	10	0	537
% Change	-32.6	0.0	-19.0	-66.7	80.0	n/a	100.0	n/a	4.1
2010	347	2	84	3	75	0	5	0	516
% Change	68.4	n/a	10.5	0.0	**	-100.0	**	n/a	41.4
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
November 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	% Change
Abbotsford City	13	43	2	0	0	57	3	7	18	107	-83.2
Mission DM	2	4	0	0	0	0	0	0	2	4	-50.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	15	47	2	0	0	57	3	7	20	111	-82.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Abbotsford City	293	276	14	0	194	150	377	245	878	671	30.8
Mission DM	137	90	16	4	34	0	5	1	192	95	102.1
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	430	366	30	4	228	150	382	246	1,070	766	39.7

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015
Abbotsford City	0	57	0	0	0	0	3	7
Mission DM	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	0	57	0	0	0	0	3	7

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Abbotsford City	194	150	0	0	308	165	69	80
Mission DM	34	0	0	0	0	0	5	1
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	228	150	0	0	308	165	74	81

Table 2.4: Starts by Submarket and by Intended Market
November 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015
Abbotsford City	10	38	5	61	3	8	18	107
Mission DM	2	4	0	0	0	0	2	4
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	12	42	5	61	3	8	20	111

Table 2.5: Starts by Submarket and by Intended Market
January - November 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Abbotsford City	243	256	542	320	93	95	878	671
Mission DM	153	86	25	0	14	9	192	95
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	396	342	567	320	107	104	1,070	766

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
November 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	% Change
Abbotsford City	8	9	12	0	25	13	2	5	47	27	74.1
Mission DM	9	15	0	0	4	0	0	0	13	15	-13.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	17	24	12	0	29	13	2	5	60	42	42.9

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Abbotsford City	332	123	14	2	179	79	176	194	701	398	76.1
Mission DM	113	112	0	0	4	0	5	0	122	112	8.9
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	445	235	14	2	183	79	181	194	823	510	61.4

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
November 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015
Abbotsford City	25	13	0	0	0	0	2	5
Mission DM	4	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	29	13	0	0	0	0	2	5

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Abbotsford City	179	79	0	0	111	150	65	44
Mission DM	4	0	0	0	0	0	5	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	183	79	0	0	111	150	70	44

Table 3.4: Completions by Submarket and by Intended Market
November 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015
Abbotsford City	6	9	38	13	3	5	47	27
Mission DM	12	13	0	0	1	2	13	15
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	18	22	38	13	4	7	60	42

Table 3.5: Completions by Submarket and by Intended Market
January - November 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Abbotsford City	278	110	333	232	90	56	701	398
Mission DM	109	99	0	0	13	13	122	112
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	387	209	333	232	103	69	823	510

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
November 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
November 2016	1	7.7	1	7.7	4	30.8	2	15.4	5	38.5	13	-	806,459
November 2015	0	0.0	0	0.0	1	11.1	5	55.6	3	33.3	9	-	802,867
Year-to-date 2016	20	7.3	26	9.5	66	24.2	99	36.3	62	22.7	273	655,000	694,221
Year-to-date 2015	15	12.2	28	22.8	28	22.8	28	22.8	24	19.5	123	625,000	627,808
Mission DM													
November 2016	1	12.5	0	0.0	0	0.0	2	25.0	5	62.5	8	-	867,381
November 2015	2	28.6	3	42.9	2	28.6	0	0.0	0	0.0	7	-	499,014
Year-to-date 2016	14	14.6	20	20.8	33	34.4	12	12.5	17	17.7	96	572,500	611,548
Year-to-date 2015	35	32.4	49	45.4	17	15.7	2	1.9	5	4.6	108	470,000	503,243
First Nations													
November 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Abbotsford-Mission CMA													
November 2016	2	9.5	1	4.8	4	19.0	4	19.0	10	47.6	21	750,000	829,667
November 2015	2	12.5	3	18.8	3	18.8	5	31.3	3	18.8	16	657,500	669,931
Year-to-date 2016	34	9.2	46	12.5	99	26.8	111	30.1	79	21.4	369	660,000	672,471
Year-to-date 2015	50	21.6	77	33.3	45	19.5	30	13.0	29	12.6	231	540,000	566,420

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units November 2016						
Submarket	Nov 2016	Nov 2015	% Change	YTD 2016	YTD 2015	% Change
Abbotsford City	806,459	802,867	0.4	694,221	627,808	10.6
Mission DM	867,381	499,014	73.8	611,548	503,243	21.5
First Nations	-	-	n/a	-	-	n/a
Abbotsford-Mission CMA	829,667	669,931	23.8	672,471	566,420	18.7

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Fraser Valley

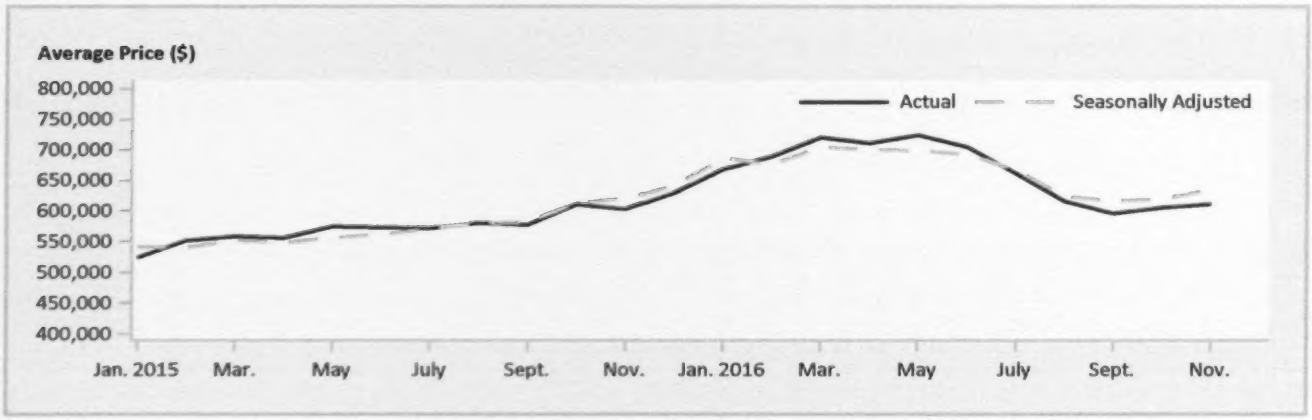


Figure 5.2: MLS® Residential Sales for Fraser Valley

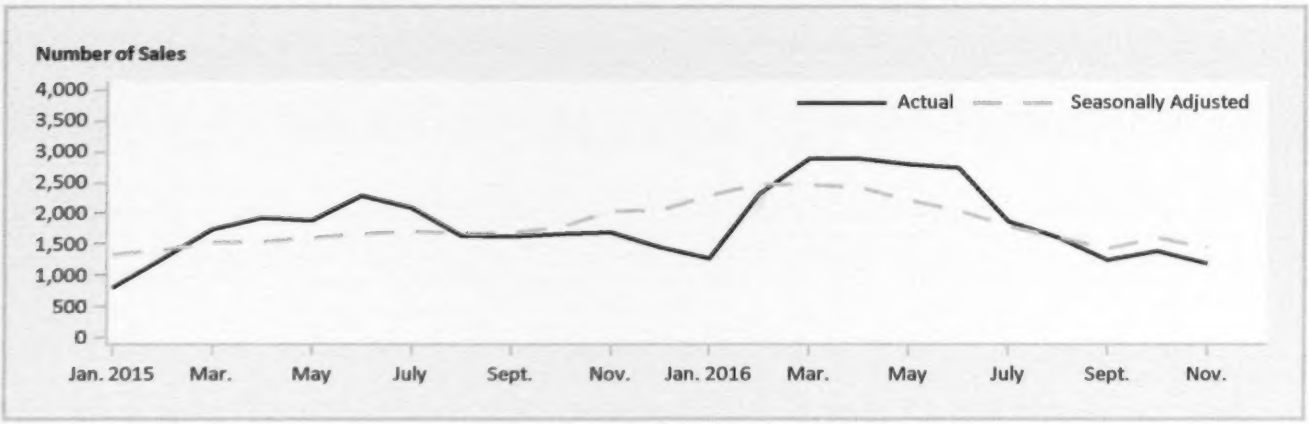
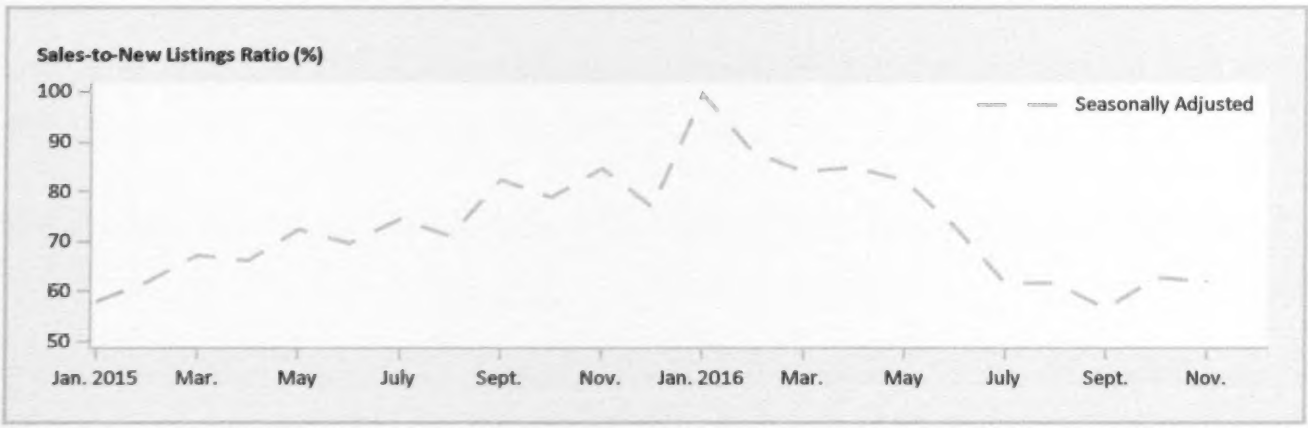


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Fraser Valley



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics
Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Abbotsford and Mission.

Table 6: Economic Indicators
November 2016

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	94.4	118.0	88	5.9	64.6	846
	February	567	2.89	4.74	94.4	118.9	89	5.6	65.5	850
	March	567	2.89	4.74	94.4	119.8	91	5.7	66.7	854
	April	561	2.89	4.64	94.9	119.6	92	5.8	67.6	867
	May	561	2.89	4.64	94.9	120.6	93	5.6	68.0	866
	June	561	2.89	4.64	95.1	120.7	93	5.5	68.0	870
	July	561	2.89	4.64	95.4	120.8	92	5.5	67.4	870
	August	561	2.89	4.64	95.5	121.0	91	5.8	66.7	875
	September	561	2.89	4.64	95.8	121.0	90	6.1	66.2	863
	October	561	2.89	4.64	96.1	120.6	90	6.9	66.4	844
	November	561	3.14	4.64	96.5	120.8	90	7.2	66.6	823
	December	561	3.14	4.64	96.7	120.4	90	7.6	67.0	817
2016	January	561	3.14	4.64	97.1	120.7	90	7.3	66.7	825
	February	561	3.14	4.64	97.9	120.8	90	7.1	66.1	839
	March	561	3.14	4.64	98.2	121.8	89	7.0	65.3	861
	April	561	3.14	4.64	98.5	121.8	89	6.9	64.8	863
	May	561	3.14	4.64	99.5	122.7	88	7.2	64.7	867
	June	561	3.14	4.64	99.9	123.1	89	6.9	64.6	864
	July	567	3.14	4.74	100.5	123.3	90	6.3	65.3	871
	August	567	3.14	4.74	100.5	123.4	92	6.0	65.9	885
	September	561	3.14	4.64	100.8	123.2	93	6.0	66.7	888
	October	561	3.14	4.64	101.1	123.1	92	6.4	66.7	887
	November	561	3.14	4.64		122.7	94	6.5	67.5	868
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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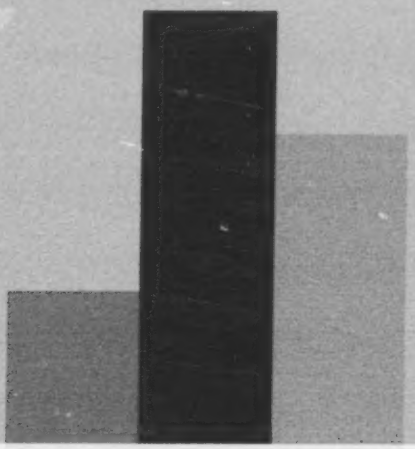

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